

CHAPTER 2.0 SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

As described in *Section 1.2.2*, the State CEQA Guidelines (Section 15150) specifically provides for incorporation of relevant existing information by reference, as a means of reducing repetition in environmental documents for related projects, or where other existing information has been recognized as valid and applicable to the subject project. On February 8, 2006, the City of Santee certified a Final Master Environmental Impact Report (MEIR) for the Town Center Specific Plan Amendment. The specific reference for the MEIR is as follows:

Final Master Environmental Impact Report for the Santee Town Center Specific Plan Amendment, City of Santee, prepared by RECON, dated January 2006, SCH No. 1999031096.

As part of the MEIR, the following technical studies were included as appendices:

Biological Technical Report for the Santee Town Center Specific Plan Amendment, prepared by RECON, September 26, 2005.

Cultural Resources Survey Report for the Santee Town Center Specific Plan Amendment, prepared by RECON, September 14, 2004.

EIR-Level Geotechnical Report, Amendment to Town Center Specific Plan, prepared by Geocon, June 28, 2004.

Hydrology/Drainage Study, prepared by Nolte & Associates, 2005.

Noise Technical Report for the Santee Town Center Specific Plan Amendment, prepared by RECON, September 26, 2005.

Each of these documents is incorporated by reference. Applicable data and analyses from these environmental and technical reports are summarized, where appropriate in this Chapter and in Chapter 3, and referenced to the source document. These reports are available for public review during normal business hours at the County of San Diego, Department of Public Works, Environmental Services Unit, 5469 Kearny Villa Road, Suite 305, San Diego, California 92123.

The Final MEIR for the Santee Town Center Specific Plan Amendment acknowledges the future expansion of the LCDF to approximately 45 acres onto a portion of the existing Edgemoor

Geriatric Hospital site, as referenced in the MEIR in Section 3.1, page 15, and also in Section 4.1, Land Use, Subsection 4.1.2a, page 32. As stated therein: “The Sheriff’s Department of the County of San Diego has plans to reconstruct Las Colinas on a site within the 154.05 acres, not to exceed 45 acres. It is unknown at the present when this will occur or the precise amount or location of acreage that will be used for the rebuilt facility. The master plan contemplates that whatever acreage owned by the County that is not used for the Las Colinas facility will be available as a future phase of the office park. Therefore, the entire site is included in this analysis so that full environmental review may be comprehensively completed for all land which may be available for office and related uses.”

2.1 Cultural Resources

Data regarding prehistoric cultural resources were obtained through a literature review from the South Coast Information Center, record search, and field survey conducted for the Santee Town Center Specific Plan Amendment MEIR (City of Santee 2006a), and is hereby incorporated by reference per CEQA Guidelines Section 15150(c). The City's cultural resources analysis was relied upon for prehistoric cultural resources, and was found to be adequate for the LCDF project in that it identifies the extant resources on the project site and surroundings, evaluates their significance, and provides acceptable mitigation recommendations for management of the impacted resources, as further noted in the analysis provided in this section. In addition, a Historical Resources Evaluation Report for the Edgemoor Geriatric Hospital Demolition (Heritage Architecture and Planning 2008) was relied upon to address historical cultural resources on the site. That report is included as *Appendix C* to this EIR.

As discussed in *Section 1.2*, the County, as part of a separate project, is in the process of replacing the Edgemoor Geriatric Hospital with a new facility that is being constructed north of the San Diego River and south of Mast Boulevard. Once construction of the new 150,000-square foot hospital is complete, Edgemoor patients will vacate the old buildings. Three buildings on the Edgemoor site will require demolition as a part of the LCDF expansion project. This EIR addresses impacts associated with the demolition of those buildings as part of the LCDF project. In addition, the County is preparing an EIR for the demolition project that addresses the impacts of demolishing all the Edgemoor buildings, including the three buildings analyzed in this EIR.

2.1.1 Existing Conditions

Cultural History

Prehistory

Archaeological information indicates that this area of San Diego County has been occupied by Native Americans for nearly 10,000 years. The prehistory of San Diego County is often divided into three general temporal periods: Paleoindian, Archaic, and Late Prehistoric. The Paleoindian period, dating from 12,000 years to 8,000 years before the present (B.P.) is typified by artifact assemblages of the San Dieguito complex. This complex is represented almost entirely by flaked stone tools, including scrapers, choppers, and large projectile points. The absence of a milling technology was, until recently, seen as the major difference between the Paleoindian period and the later Archaic period. The Archaic period existed at least 7,000 years ago, and probably as early as 9,000 years B.P.

Major ethnographies for this area were researched and written in the 1920s and 1930s (Spier 1923; Gifford 1931), about 150 years after the establishment of the mission system. These include both the Kumeyaay, the Kamia, and groups living in Baja California (Meigs 1939). In general, the Kumeyaay ranged from the coast through the Peninsular Ranges and the Kamia resided in Imperial Valley in historic times.

The Kumeyaay are depicted primarily as hunters and gatherers in ethnographic and ethnohistoric documents, but some groups practiced agriculture in areas of the Imperial Valley and, near Jacumba, others irrigated fields from springs (Gifford 1931:21-22). Shipek (1989) has hypothesized that horticultural practices among the Kumeyaay were widespread and intensive, involving transplantation and cultivation of several native plant species. Archaeologically, Kumeyaay settlements are evidenced in numerous prehistoric resources that dot the San Diego River Valley area in and around Santee.

At present, 65 cultural sites are known to occur within the Santee City limits, based on a review of official records at the South Coast Information Center. The great majority of cultural resources in the Santee area are prehistoric sites (60) with one that has both a prehistoric and a historic component. Prehistoric sites in the area include bedrock milling stations, artifact scatters, and midden soils varying in size from small, temporary encampments to large, complex habitation areas (City of Santee 2003).

Historic Period

Although the earliest historical exploration of the San Diego area can be traced to 1542 with the arrival of the first Europeans, particularly the exploration of San Miguel Bay by Juan Rodriguez Cabrillo, the widely accepted start of the historical period is 1769 with the founding of the joint Mission San Diego de Alcalá and Royal Presidio. The Hispanic period in California's history includes the Spanish Colonial (1769-1820) and Mexican Republic (1820-1846) periods. This era witnessed the transition from a society dominated by religious and military institutions consisting of missions and presidios to a civilian population residing on large ranchos or in pueblos (Chapman 1925).

The first intensive encounter of Spanish explorers and southern California coastal villages of Native Americans was in 1769 with the establishment of Mission San Diego de Alcalá. The Mission of San Juan Capistrano was subsequently established in 1776, followed by San Luis Rey de Francia in 1798.

The effects of missionization, along with the introduction of European diseases greatly reduced the Native American population of southern California. At the time of contact, Luiseño

population estimates range from 5,000 to as many as 10,000 individuals. Kumeyaay population levels were probably similar or somewhat higher. Many of the local Kumeyaay were incorporated into the Spanish sphere of influence at a very early date. Inland Luiseño groups were not heavily affected by Spanish influence until 1816, when an outpost of the mission was established 20 miles further inland at Pala (Sparkman 1908). Most villagers, however, continued to maintain many of their pre-contact customs and simply adopted the agricultural and animal husbandry practices learned from Spaniards.

By the early 1820s, California came under Mexico's rule, and in 1834 the missions were secularized. This resulted in political imbalance and Indian uprisings against the Mexican rancheros. Many of the Kumeyaay left the missions and ranchos and returned to their original village settlements (Shipek 1991).

The subsequent American Period (1846 to present) witnessed the development of San Diego County in various ways. This time period includes the rather rapid dominance over *Californio* culture by Anglo-Victorian (Yankee) culture and the rise of urban centers and rural communities. A Frontier Period from 1845 to 1870 saw the region's transformation from a feudal-like society to an aggressive capitalistic economy in which American entrepreneurs gained control of most large ranchos and transformed San Diego into a merchant-dominated market town. Between 1870 and 1930, urban development established the cities of San Diego, National City, and Chula Vista, while a rural society based on family-owned farms organized by rural school district communities also developed.

The Army and Navy took an increased interest in the San Diego harbor between 1900 and 1940. The Army established coastal defense fortifications at Fort Rosecrans on Point Loma and the Navy developed major facilities in the bay (Fredericks 1979; Moriarty 1976; Van Wormer and Roth 1985). The 1920s brought a land boom (Robinson 1942) that stimulated development throughout the city and county, particularly in the Mid City, Point Loma, Pacific Beach, and Mission Beach areas. Development stalled during the depression years of the 1930s, but World War II ushered in a period of growth based on expanding defense industries.

2.1.1.1 Prehistoric Resources

No archaeological resources have been identified within the LCDF project site. One prehistoric isolate was identified by RECON as existing on the western edge of the Town Center Specific Plan area, on the west side of Cuyamaca Drive extending to just east of Cuyamaca Drive; however, most of the area had been disked or driven on, and no evidence of the site was found during the RECON site survey. In addition, the RECON site survey identified three flakes in the agricultural field north of the Edgemoor complex. The flakes were small metavolcanic

secondary flakes. The area around the flakes was closely surveyed but no additional artifacts were located. The flakes were determined to be an isolated find (City of Santee 2006a).

2.1.1.2 Historic Resources

The project site is part of the original approximately 500-acre Edgemoor Farm, which was acquired by the County of San Diego in 1923 for use as a poor farm and home for the aged and indigent. Prior to that time frame, the property had been used for dairy ranching beginning in 1902. Walter Hamlin Dupee purchased the Edgemoor property in 1913. Committed to owning the largest dairy farm in the region, Dupee expanded operations and introduced the rearing of polo ponies. Over the next several years, he invested heavily in the property, turning it into a world-renown polo pony ranch, an award-winning dairy featuring a superior heard of Guernsey cattle, and a groundbreaking scientific research facility for advancements in animal husbandry. In 1915, the new San Diego & South Eastern Railway transformed Santee into an important hub for the local dairy and cattle industries.

By the 1920s, the term “poor farm” was used specifically to refer to a relief farm that housed the aged and dependent poor. During the 1920’s and through the 1930’s, Edgemoor was expanded and began to transform from a work farm to a health care facility. During and immediately following the World War II period, the institution began a more focused shift towards geriatrics, rehabilitation and skilled nursing. The Edgemoor site contains more than twenty buildings representing three important periods in local history: the Dairy and Polo Pony Farm Era (1913-1921), the Poor Farm Era (1923-1949), and the Edgemoor Hospital Era (1950-1961).

The “Edgemoor Farm San Diego County Home for the Aged and Indigent” was listed as a Historic District on the California Register of Historical Resources in 1987. According to San Diego County Ordinance Section 396.7 of August 2002, as a State-listed property, the Historic District is also eligible for automatic listing on the San Diego County Local Register of Historical Resources. The Edgemoor site was deemed important to local, state, and national history for its role in the development of poverty relief and social services prior to the enactment of Federal New Deal policies during the Great Depression.

In part, the Edgemoor Historic District is comprised of six early Transitional Modern, Proto-International style buildings that were designed for the poor farm in the 1920s by the Quayle Brothers. The Quayle Brothers are considered Master Architects by the City of San Diego for producing many quality buildings in the region during the first four decades of the twentieth century. Also included in the Historic District are six early farm buildings associated with the world famous dairy and polo pony farm owned and operated by Coronado millionaire-socialite Walter Hamlin Dupee from 1913 to 1921.

The Edgemoor Farm Dairy Barn, also known as the Edgemoor Polo Barn, is located immediately to the east of the project site. The Edgemoor Polo Barn was listed on the National Register in 1985, and confirmed again in 1987. The Polo Barn was listed under Criterion “a” which is an association with events that have made a significant contribution to patterns of local or regional history, or the cultural history of California or the United States. Also, the Edgemoor Farm Historic District, which includes the polo barn and seven other related buildings, was determined to be eligible for inclusion on the National Register of Historic Places (NRHP) in 1987 (Heritage Architecture and Planning 2008).

No historic resources are located within the existing 16-acre LCDF site. The LCDF complex was originally opened in 1965 as a detention facility for female juveniles. When the juvenile laws changed in 1976, the facility was changed to an adult female detention facility and turned over to SDS. A maximum security/inmate processing building was constructed in 1979, and several modular “temporary” buildings have been added over time. None of the existing LCDF structures are historically or architecturally significant. However, the additional 29-acre area proposed for the expansion of the LCDF contains three buildings that are part of the Edgemoor facility. These buildings were constructed in the later development stages of Edgemoor, and are part of the “Edgemoor Hospital Era” (Heritage Architecture and Planning 2008). Specifically, the project site includes the Santa Maria Building and Dietary Building (both built in 1951), and the Rehabilitation Building (built in 1961), as shown in *Figure 2.1-1*.

The “Edgemoor Hospital Era” area of the Edgemoor facility is represented by nine minimally altered buildings that were constructed between 1950 and 1961. These buildings constitute a potential Historic District under criteria established pursuant to the National Register of Historic Places and the California Register of Historical Resources. Specifically, the buildings would qualify under the Criterion A (National) and Criterion 1 (State) for representing a “broad pattern” in the state and national development of publicly-funded nursing and rehabilitation care for the dependent aged and indigent and under Criterion C (National) and Criterion 3 (State) for embodying the distinctive characteristics of a type, period, and method of construction.

2.1.2 Analysis of Project Effects and Determination as to Significance

Significance thresholds for cultural resources are derived directly from the State CEQA Guidelines, Appendix G. A significant impact to cultural resources would occur if any of the following significance determination thresholds are met:

1. The project causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines. This shall include the destruction, disturbance or any alteration of characteristics or elements of a resource that cause it to be

significant in a manner that would change its status relative to eligibility for listing on the California Register of Historic Resources.

2. The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.
3. The project disturbs any human remains, including those interred outside of formal cemeteries.

2.1.2.1 Historical Resources

Thresholds for the Determination of Significance

The project would have a significant cultural resources impact if it would cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, of the State CEQA Guidelines. This shall include the destruction, disturbance or any alteration of characteristics or elements of a resource that cause it to be significant in a manner that would change its status relative to eligibility for listing on the California Register of Historic Resources.

Analysis

The LCDF itself is not a historical resource. However, the additional 29-acre area proposed for the expansion of the LCDF contains three buildings that are part of the Edgemoor facility, and as noted above, are part of the “Edgemoor Hospital Era”, which qualifies for listing under criteria established pursuant to the National Register of Historic Places and the California Register of Historical Resources. Specifically, the three buildings that would be demolished by the proposed project (the Santa Maria Building, Dietary Building and Rehabilitation Building) would qualify under the Criterion A (National) and Criterion 1 (State) for representing a “broad pattern” in the state and national development of publicly-funded nursing and rehabilitation care for the dependent aged and indigent and under Criterion C (National) and Criterion 3 (State) for embodying the distinctive characteristics of a type, period, and method of construction (Heritage Architecture and Planning 2008). Impacts to these buildings would therefore be significant (Impact CR-1).

2.1.2.2 *Archaeological Resources*

Thresholds for the Determination of Significance

The project would have a significant cultural resources impact if it would cause a substantial adverse change in the significance of a historical or archeological resource as defined in §15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.

Analysis

No archaeological resources have been identified within the proposed project site. One prehistoric isolate has been previously mapped at the western end of the Town Center Specific Plan area, on the west side of Cuyamaca Drive; however no evidence of this archaeological site was found (City of Santee 2006a). In addition, three flakes were located off-site in the agricultural fields north of the Edgemoor complex. A prehistoric isolate is not a significant resource. The City of Santee General Plan identifies the San Diego River floodplain as an area of moderate potential for California Register of Historic Resources and National Register of Historic Resources buried prehistoric and historic sites. Therefore, the potential exists for buried sites to be impacted during grading activities for the proposed project, and direct impacts would be potentially significant (Impact CR-2).

2.1.2.3 *Human Remains*

Thresholds for the Determination of Significance

The project would have a significant cultural resources impact if it would disturb any human remains, including those interred outside of formal cemeteries.

Analysis

No previous indication or evidence of human remains was observed in the project area (City of Santee 2006a). Therefore, no impacts are anticipated.

2.1.3 Cumulative Impact Analysis

According to CEQA, the importance of cultural resources comes from the research value and the information that they contain. Therefore, the issue that must be explored in a cumulative analysis is the cumulative loss of information. For sites considered less than significant, the information is

preserved through recordation and test excavations. Significant sites that are placed in open space easements avoid impacts to cultural resources and also preserve the data. Significant sites that are not placed within open space easements preserve the information through recordation, test excavations, and data recovery programs that would be presented in reports filed with the County of San Diego and the South Coastal Information Center. The artifact collections from any potentially significant site would be curated at the San Diego Archaeological Center and would be available to other archaeologists to study.

Archaeological Resources

The cumulative impact study area for archaeological resources is the general San Diego River area within the Santee area, and unincorporated areas just to the east. This area was selected as an appropriate cumulative impacts study area because historic Kumeyaay settlement activity within the Santee area often focused on the river corridor and its adjacent upland areas, and because it encompasses the entire Edgemoor Historic District.

Within the cumulative study area, as listed in *Table 2.1-1*, several projects contain significant or potentially significant cultural resources: San Diego River Restoration, Villages at Fanita, Sky Ranch, Santee Town Center Specific Plan Amendment, Edgemoor Facility Demolition Project, and Lakeside Downs. The proposed Lakeside Downs project includes the subdivision of 412.4 acres into 140 residential lots. Cultural resources were identified as potentially significant in the NOP released for public review; however the EIR has not been released to date and no further information is available. The remaining cultural resources in the vicinity of the project area have been determined to be not significant cultural resources. The proposed San Diego River Restoration project identified a significant cultural resource impact due to the project location adjacent to the San Diego River and the possibility for discovery of an unknown cultural resource. The project also identifies a 29-acre stockpile where a survey is required prior to removal of the stockpile. Implementation of mitigation measures would reduce impacts to cultural resources to a level below significance. Cultural resources impacts related to the Sky Ranch project, including potential impacts to human remains during project construction, would be mitigated to below a level of significance.

There are no other known significant archaeological resources located on the LCDF project site. Impacts to buried prehistoric resources and historic sites would be mitigated through monitoring of the site during grading within the floodplain. Based on the analysis above, the proposed project is not anticipated to contribute to a significant cumulative impact to archaeological resources.

Historical Resources

The proposed Edgemoor Facility Demolition Project includes the demolition of all remaining buildings on the Edgemoor site, with the exception of the Polo Barn. As discussed in *Section 2.1.1.2*, the LCDF project would demolish three Edgemoor historical resources. The LCDF project would therefore contribute to the cumulative loss of historical resources, and impacts would be significant (Impact CR-3).

2.1.4 Significance of Impacts Prior to Mitigation

The proposed project will result in direct and cumulative impacts to historical resources (Impact CR-1 and Impact CR-3), and has the potential to result in impacts to unknown buried cultural resources during project grading activities (Impact CR-2). All other impacts related to cultural resources would be less than significant.

2.1.5 Mitigation

The following mitigation would reduce Impact CR-1 and Impact CR-3, but not below a level of significance:

M-CR-1: The three historic buildings impacted by the project (including the Santa Maria Building, Dietary Building and Rehabilitation Building) are significant because they represent a “broad pattern” in the state and national development of publicly-funded nursing and rehabilitation care for the dependent aged and indigent and they embody the distinctive characteristics of a type, period, and method of construction. Proposed mitigation for impacts to these buildings includes:

- Preparation of a Historic American Buildings Survey (HABS) documentation in accordance with the National Park Service’s *Historic American Building Survey Guidelines for Preparing Written and Historical Descriptive Data*;
- Written documentation and photographs of the history of the site and/or buildings, including documentation of oral interviews; and
- Salvage of items such as call buttons and chapel windows that can be archived and/or incorporated into a future County facility.

The following mitigation would reduce Impact CR-2 to below a level of significance:

M-CR-2a: All earth disturbing activities within the proposed project site shall be monitored by a qualified archaeologist during proposed grading activities. If a cultural feature,

concentration of artifacts, or culturally modified soil deposits older than fifty years is discovered at any time during clearing, grading, scraping or excavation within the project area, all work shall be halted in the vicinity of the find and a qualified archaeologist shall make an evaluation of finding. A resource shall be considered significant if it meets the criteria for listing in Section 15064.5 of the State CEQA Guidelines. In addition, a Native American monitor shall be present during all phases of grading involving Pleistocene soils to ensure no inadvertent impact to buried prehistoric resources. The tribal affiliation of the monitor shall be as determined in consultation with the appropriate local tribes.

M-CR-2b If the resource found is determined to be significant, then a data recovery program shall be performed. A data recovery program as described in a site-specific research design document shall be developed and implemented by a qualified archaeologist and approved by the County for any significant archaeological resource. These investigations shall be directed at recovering significant information that would be lost as a result of impacts to the site. The document shall discuss the cultural context, consider research issues to be addressed, identify specific field and analytical methods to be implemented, and provide for curation of collected materials in accordance with Secretary of Interior Standards (36 CFR Part 79). All ground disturbance associated with the data recovery shall be monitored by a Native American to assist the County in evaluating the significance of material encountered. Results of the data recovery shall be documented in a technical report submitted to and accepted by the County.

M-CR-3 Refer to M-CR-1.

2.1.6 Conclusion

Significant Direct Impact CR-1: Implementation of mitigation measure M-CR-1 would reduce impacts to historical resources, but not to a less than significant level. Preparation of documentation eliminates one adverse impact of demolition (the loss of historical information) but it does not prevent the physical loss of the historically significant resource. Loss of the Santa Maria Building, Dietary Building and Rehabilitation Building would be significant. Adaptive re-use of the buildings would not avoid the significant effect, because the buildings would need to be incorporated into the LCDF facilities, and would be separated from the remaining Historic District buildings by security fencing and buffers. Therefore, adaptive re-use of the buildings within the LCDF project would destroy the context that the buildings have with the overall Edgemoor facility, which is the primary contributing factor to their historical significance. In addition, adaptive reuse would not allow for the LCDF project's proposed open campus design,

an important feature of the project. Similarly, relocation of the buildings would require removal of the buildings from the Historic District, which would destroy the context of the buildings. Relocation within the Historic District is not feasible because sufficient acreage does not exist. Additionally, relocation of only some of the buildings would not retain the context the buildings have to the remaining buildings. Therefore, no other feasible mitigation measures are available to mitigate this impact.

Exclusion of the buildings from the project is the only option available to avoid the significant effect. Two of the alternative site plans that would avoid the buildings were considered in the alternatives screening process that is outlined in the Alternatives Screening Report (*Appendix K*). These alternative site plans were eliminated from further consideration in the EIR based on infeasibility and inability to meet project objectives. Therefore, avoidance of the impact in the context of development of the proposed project at its existing location is not feasible.

Significant Direct Impact CR-2: Implementation of mitigation measures M-CR-2a and M-CR-2b would reduce potential impacts to unknown cultural resources to less than significant, because monitoring during earth disturbing activities would be implemented, and if a cultural feature is encountered, the mitigation measures require preparation and implementation of a data recovery program including curation of artifacts in an approved facility. Data recovery, if necessary, would mitigate impacts as it is designed to ensure that available information and research for cultural sites affected by development are maintained. Implementation of these mitigation measures would maintain the informational and research value of cultural resources if encountered during project construction activities, so that impacts of the proposed project would be reduced to below a level of significance.

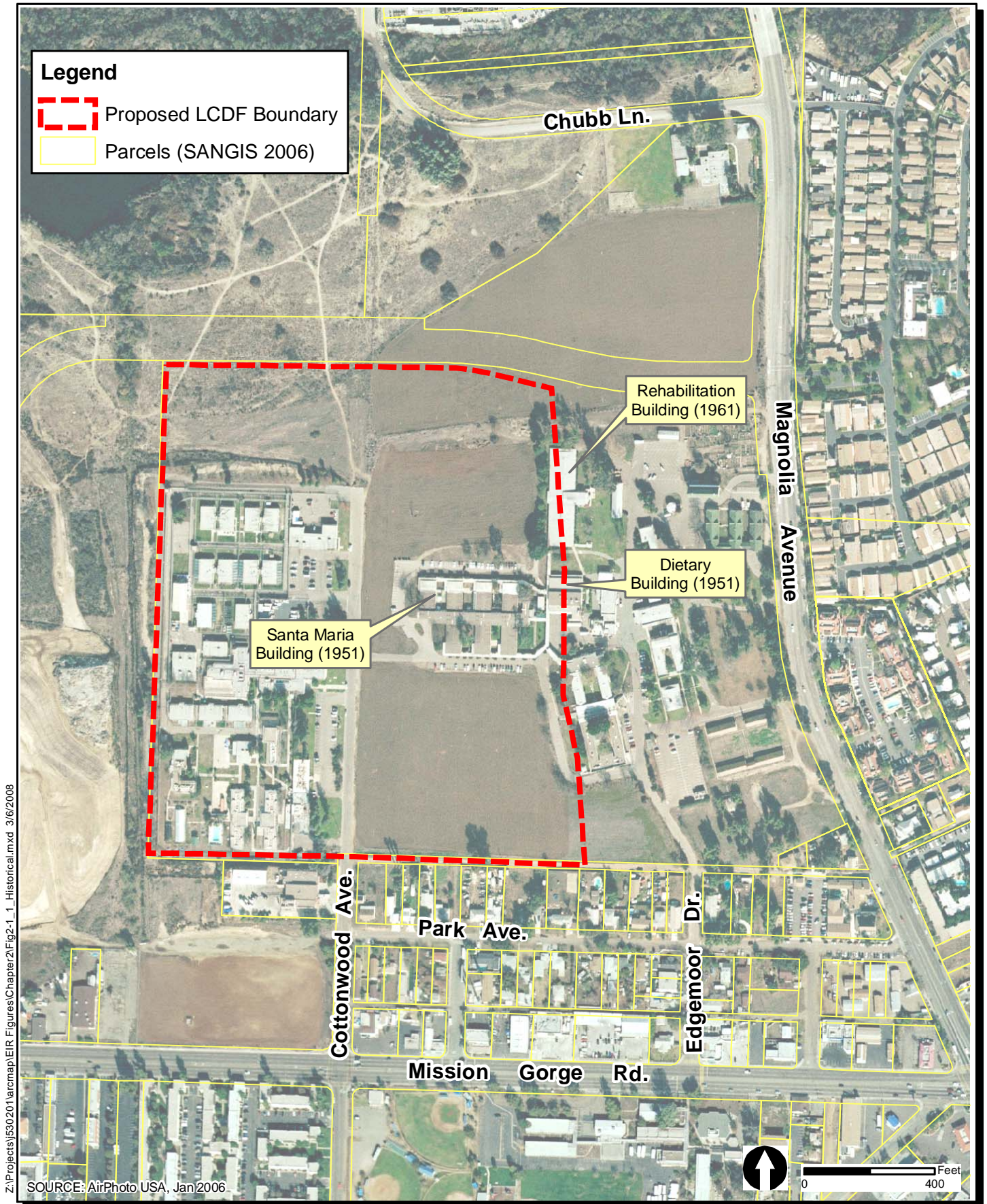
Significant Cumulative Impact CR-3: Project impacts resulting in the loss of three historical buildings, in conjunction with the loss of historical resources associated with the proposed Edgemoor Facility Demolition Project, would be cumulatively significant and not mitigable.

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**Table 2.1-1
Cultural Resources Cumulative Projects**

Project No. (from Table 1-3)	Project Name	Status	Project-Level Cultural Resource Impacts
4	San Diego River Restoration, Edgemoor Property	MND prepared October 2006; project approved July 2007	Grading within sensitive areas of the project site has the potential to impact archaeological resources covered by alluvial fill from the San Diego River. Additionally, a 29-acre stockpile area exists north of the San Diego River with the potential for cultural resources (mitigation proposed would reduce impacts to less than significant).
5	Villages at Fanita	Project approved by City Council on 12/5/07	Potential impacts to significant archaeological resources, buried remains (mitigated to less than significant).
8	Sky Ranch	Under construction	Significant impacts to historical resources, archaeological resources, and human remains (mitigated to less than significant).
17	Santee Town Center Specific Plan Amendment	Approved January 2006	Potential impacts to Edgemoor Farm Historic District Building and Prehistoric resources (mitigated to less than significant).
18b	Edgemoor Facility Demolition Project	NOP issued in December 2007; EIR being prepared.	Significant onsite historic structures would be impacted (impacts are potentially significant and not mitigable).
19	Lakeside Downs	Project in planning phase, NOP issued 6/30/05	Potentially significant

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Las Colinas Detention Facility EIR
Historical Buildings

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2.2 Transportation / Traffic

A traffic study was completed by VRPA Technologies in April 2008 to evaluate the potential traffic and circulation impacts of the proposed project. The traffic impact analysis was conducted using the *County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic* dated September 26, 2006, and revised effective December 5, 2007. The traffic analysis is summarized in this section and the complete traffic report is included as *Appendix D* to this EIR. For the purpose of this analysis, the trip generation rate takes into account the increase in number of beds resulting from the proposed project when compared to the existing LCDF. The existing facility contains approximately 600 beds (representing SDCSD's conservative historical population estimate) and the proposed facility would have 1,216 beds. Therefore, the increment of 616 beds was used for traffic generation purposes.

2.2.1 Existing Conditions

2.2.1.1 Roadway Characteristics

The following is a brief summary of the existing roadway system in the project area. Major roadways in the project area are shown in *Figure 1-2*.

Mast Boulevard is classified as a Major Arterial. It is a four-lane roadway, which is constructed between SR-52 and Los Ranchitos Road near the eastern Santee city limits. Mast Boulevard is planned to be connected eastward to Riverford Road when SR-52 is extended to SR-67.

Mission Gorge Road is classified as a Major Arterial from the western City limits to SR-125 and a Prime Arterial from SR-125 to Magnolia Avenue. This roadway extends from Magnolia Avenue in Santee to Interstate 8 in San Diego. It generally provides six travel lanes.

Carlton Hills Boulevard is classified as a Major Arterial from Mission Gorge Road to Lake Canyon Road. It is currently a four-lane roadway. The roadway has either a raised or painted center median along most of its length.

Town Center Parkway is classified as a Parkway between Mission Gorge Road and Civic Center Drive and is currently constructed as a six-lane roadway between Mission Gorge Road and Cuyamaca Street and a four-lane road transitioning to a two-lane roadway between Cuyamaca Street and Civic Center Drive (Transit Way). The roadway provides access to retail development that has occurred within the Town Center area of Santee.

Cuyamaca Street is classified as a Major Arterial within the City of Santee. It extends from Fletcher Parkway in El Cajon to just north of El Nopal in Santee. Cuyamaca Street varies as a four- or six-lane roadway between Prospect Street and Mast Boulevard.

SR-67 is a freeway that runs from Riverford Road to Bradley Avenue within the City. It is a major north-south corridor for the San Diego region which is used by numerous commuters as an alternative to Interstate 15.

Prospect Avenue is a Major Arterial between Cuyamaca Street and SR-67 and a Collector Street between Mesa Road and Cuyamaca Street.

Cottonwood Avenue is a Collector Street between Park Avenue and Kenney Road and a Parkway between Park Avenue and Mast Boulevard.

Civic Center Drive is classified as a Parkway between Mission Gorge Road and Town Center Parkway. It is currently constructed as a four-lane roadway. The roadway provides access to retail and office development that has occurred within the Santee Town Center.

Riverview Parkway. Primary access to the project site would be provided off of future Riverview Parkway. The existing Civic Center “Riverview Parkway” is built from Mission Gorge Road to Town Center Parkway. Town Center Parkway to the western boundary of the existing LCDF is currently under construction. Future Riverview Parkway will be built from the LCDF project’s western boundary to Magnolia Avenue within right-of-way that has been dedicated by the County, according to the Riverview Office Park Tentative Parcel Map (TPM 2005-04, recorded December 21, 2006), before demolition or construction begins for the LCDF project.

Magnolia Avenue extends from El Cajon to Princess Joann Road in the northern section of Santee. It is classified as a Prime Arterial from Mission Gorge Road to Prospect Avenue, a Major Arterial north of Mission Gorge Road, and a Collector Street north of Princess Joann Road. Magnolia Avenue has six travel lanes along portions of the roadway between Prospect Avenue and Mission Gorge Road. The remainder of the roadway has four travel lanes.

Woodside Avenue is classified as a Major Arterial from Magnolia Avenue to SR-67. It is a four-lane roadway with a painted median. This road provides access to SR-67.

2.2.1.2 Traffic Volumes and Operations

The study area for the proposed project was determined using guidelines for Traffic Impact Analysis prepared by the County of San Diego (County of San Diego, Report Format & Content Requirements for Transportation and Traffic, September 26, 2006 and revised effective December 5, 2007). All segments receiving over 200 ADT, and all intersections receiving over

20 peak hour trips were included in the study area. While the County of San Diego Guidelines use 25 peak hour trips as the review threshold, 20 peak hour trips is the threshold for project impacts identified in the Guidelines and is used herein since it is the most conservative threshold. The roadway segments and intersections in the study area are described below.

Roadway Segments

The study area includes nine roadway segments, as listed below.

1. Mission Gorge Road between Town Center Parkway and Cuyamaca Street
2. Mission Gorge Road between Cuyamaca Street and Cottonwood Avenue
3. Mission Gorge Road between Cottonwood Avenue and Magnolia Avenue
4. Town Center Parkway between Mission Gorge Road and Cuyamaca Street
5. Riverview Parkway between Civic Center Drive and Magnolia Avenue (future only)
6. Magnolia Avenue between Mission Gorge Road and Riverview Parkway
7. Magnolia Avenue between Riverview Parkway and Mast Boulevard
8. Magnolia Avenue between Mission Gorge Road and Prospect Avenue
9. Woodside Avenue between Magnolia Avenue and SR 67

The existing roadway segment average daily trips are shown in *Figure 2.2-1*. Existing average daily traffic (ADT) volumes on arterial roadways in the study area were calculated using a.m. and p.m. peak hour turning movement counts that were collected in April 2007.

Level of Service (LOS) is an industry standard that measures the operational conditions of a given roadway segment or intersection. LOS is defined on a scale of A to F, where LOS A represents free-flowing traffic conditions with no restrictions on maneuvering or operation speeds and LOS F represents forced flow, many stoppages, and low operating speeds. Existing roadway segment LOS within the study area is presented in *Table 2.2-1*. With the exception of Town Center Parkway between Mission Gorge Road and Cuyamaca Street (which operates at LOS A) all existing roadway segments currently operate at LOS B. Current operating conditions are acceptable on all identified roadway segments (i.e., LOS D or better per County guidelines).

Intersections

The study area includes seven intersections, as listed below.

1. Cuyamaca Street and Town Center Parkway
2. Cuyamaca Street and Mission Gorge Road
3. Cottonwood Avenue and Mission Gorge Road

4. Magnolia Avenue and Mission Gorge Road
5. Magnolia Avenue and Prospect Avenue
6. Project Driveway 1 and Riverview Parkway (future only)
7. Magnolia Avenue and Riverview Parkway (future only)

The existing peak hour intersection turning movements are presented in *Appendix D*. Peak hour intersection operations are analyzed for the four existing intersections and presented in *Table 2.2-2*. With the exception of the Magnolia/Prospect Avenue intersection (which currently operates at LOS F in the p.m. peak hour), all study area intersection movements operate adequately, between LOS B and LOS D.

2.2.1.3 *Horizon Year 2030 Traffic Volumes and Operations*

The Horizon Year 2030 (no project) condition includes future cumulative conditions for 2030, and assumes the existing LCDF would remain in its current location. The Circulation Element of the City of Santee General Plan was used to determine future lane configuration for the roadways and intersections in the study area. This includes a 4-lane extension of Riverview Parkway from Civic Center Drive to Magnolia Avenue, as well as the extension of Cottonwood Avenue from Riverview Parkway to Mast Boulevard. It should be noted, however, that the extension of Cottonwood Avenue from Mission Gorge Road to Riverview Parkway was not included in Horizon Year 2030 assumptions. The expected future lane geometry is shown in *Figure 2.2-2*.

Horizon Year 2030 no project scenario roadway segment LOS and intersection operation projections are provided in *Tables 2.2-3* and *2.2-4*. As shown on *Table 2.2-3*, all segments would operate at an acceptable LOS (i.e., LOS A through D), with the exception of Magnolia Avenue between Mission Gorge Road and Riverview Parkway. This segment of Magnolia Avenue would operate at LOS E. As shown in *Table 2.2-4*, three of the study area intersections would operate at an acceptable LOS, while three other intersections (Cuyamaca Street/Mission Gorge Road in the p.m. peak hour, Magnolia Avenue/Mission Gorge Road during both peak hours, and Magnolia Avenue/Prospect Avenue in the p.m. peak hour) would operate at an unacceptable LOS.

2.2.1.4 *Bus, Pedestrian, and Bicycle Access*

The Santee Transit Center, which is located approximately 2,500 feet to the southwest of the project site, is the eastern terminus of the San Diego Trolley. Public transportation from the Santee Transit Center and from within the City is provided by buses that are operated by the Metropolitan Transit System. The nearest bus route to the project site is Route 832, which travels along Cuyamaca Street, Magnolia Avenue and Mission Gorge Road. The nearest bus stop to the

project site is located at the corner of Mission Gorge Road and Magnolia Avenue (Metropolitan Transit System 2007).

The City of Santee General Plan Trails Element details a system of improved pedestrian and bicycle pathways linking the City's residential areas with destination points within the City. Town Center is the closest destination point to the project site. The Town Center Specific Plan identifies a network of interconnected bike and pedestrian pathways linking activity centers within the Town Center, as well as linking the Town Center with the bike and pedestrian trail system in the rest of the City. Additionally, Mission Gorge Road Design Standards include provisions for bike and pedestrian paths along the full length of Mission Gorge Road.

Within the City of Santee, pedestrian movement is provided through a network of sidewalks and pedestrian pathways. Newer streets in the City, particularly within the Town Center area as well as along Mission Gorge Road, have sidewalks which are separated from the street and designed along landscaped corridors (City of Santee 2003).

The City has approximately 37 miles of existing bikeways. There are two main east/west bikeways in the City: 1) the bike path along the San Diego River and 2) the bike lane installed along the majority of Mast Boulevard connecting with existing bike lanes on westbound SR-52. There are a number of main north/south bikeways, including existing bike lanes along Cuyamaca Street and Magnolia Avenue (City of Santee 2003).

2.2.2 Analysis of Project Effects and Determination as to Significance

The following significance thresholds for transportation and traffic impacts are taken directly from the County's significance thresholds. A significant impact to transportation and traffic would result if the proposed project would:

1. Cause a roadway segment to fall below LOS D operating condition.
2. Add a significant amount of traffic to a roadway segment expected to operate at LOS E or F under existing or future conditions.
3. Cause an intersection to fall below LOS D operating condition.
4. Add a substantial amount of traffic to an existing intersection operating at LOS E or F or an intersection expected to operate at LOS E or F in the future. For signalized intersections, a delay of 2 seconds at LOS E would be considered significant and a delay of 1 second (or 5 trips on a critical movement, i.e., any movement that directly affects the overall performance of the intersection) at LOS F would be considered significant. For

unsignalized intersections, the allowable increase in traffic would be 20 trips on a critical movement at LOS E and 5 trips on a critical movement at LOS F.

5. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).
6. Provide insufficient parking capacity.

2.2.2.1 Construction and Operational Traffic and Circulation Impacts

Thresholds for Determination of Significance

The proposed project would cause significant traffic impacts if the project were to:

- Cause a roadway segment to fall below LOS D operating condition.
- Add a significant amount of traffic to a roadway segment expected to operate at LOS E or F under existing or future conditions.
- Cause an intersection to fall below LOS D operating condition.
- Add a substantial amount of traffic to an existing intersection operating at LOS E or F or an intersection expected to operate at LOS E or F in the future. For signalized intersections, a delay of 2 seconds at LOS E would be considered significant and a delay of 1 second (or 5 trips on a critical movement) at LOS F would be considered significant. For unsignalized intersections, the allowable increase in traffic would be 20 trips on a critical movement at LOS E and 5 trips on a critical movement at LOS F.

Analysis

The proposed project has two basic traffic generating components: 1) traffic generated during demolition and construction; and 2) project generated traffic during operations. In order to estimate the project traffic generation rates and volumes, ADT counts collected from the field for the existing detention facility were used. The trip generation rate was then calculated based on operation assumptions. For the purpose of this analysis, the proposed project's incremental increase in number of beds (i.e., 1,216 proposed beds minus 600 existing beds equals 616 new beds) and was applied to the trip generation rates calculated in the VRPA's *Traffic Impact Analysis*. Additional assumptions used to calculate trip generation rates are also included in the Traffic Impact Analysis (see *Appendix D* of this EIR).

Construction

Construction (including demolition) is expected to occur over a 36-month period. Construction traffic is expected to access the site from Cottonwood Avenue via Mission Gorge Road. Construction activities, on average, are anticipated to result in 50 roundtrip truck trips per day and 45 roundtrip vehicle trips per day. Construction assumptions were based on traffic analyses of previous similar construction projects and engineering judgment specific to the characteristics of the project site. Assumptions include the following:

- All construction workers would drive alone to the construction site. No substantial use of public transit is anticipated.
- All construction workers would assemble at the construction site (as opposed to assembling at an offsite location and shuttling to the project site).
- Construction activities would peak in October 2010.
- A peak construction work force is estimated at 45 workers per day.
- All construction activity would take place during only one shift per day.
- All workers would arrive and leave at the beginning and end of the shift (i.e., two trips per employee per day).
- Approximately 50 construction material vehicles are expected per day.

Although the proposed project would result in a temporary increase in traffic on local area roadways during construction, this short-term and limited construction-related traffic would not create a substantial impact on traffic volumes nor change traffic patterns in such a way as to result in unacceptable LOS (i.e., LOS D or worse) on local area roadways or intersections or cause a roadway segment to fall below LOS D operating condition. Furthermore, the proposed project would implement a Traffic Control Plan (as identified in *Section 1.2.1.6*) to manage construction traffic and potential hazards. As such, the proposed project would not cause a roadway segment to fall below LOS D operating condition, and the impact to traffic during project construction would be less than significant.

Operation

This section analyzes the effect on existing traffic resulting from operation of the proposed project (i.e., existing plus project conditions). The number of trips generated by the proposed project was calculated using existing traffic counts and trip rates generated by VRPA and then distributed on the roadway network based on prevailing traffic patterns. Based on the estimated number of trips generated by the proposed project and traffic distribution, LOS was evaluated for

each study area intersection during peak hour traffic. Project operational assumptions were based on experience with existing LCDF operations and include the following:

- 12.5-hour shifts for officers
- Three 8-hour shifts for intake/release/transfer staff (6:00 a.m. – 2:30 p.m., 2:00 p.m. – 10:30 p.m. and 10:00 p.m. – 6:00 a.m.)
- Three 8-hour shifts for medical staff (6:00 a.m. – 2:30 p.m., 2:00 p.m. – 10:30 p.m. and 10:00 p.m. – 6:30 a.m.)
- 8-hour shift for general staff
- 10 vendor delivery trucks average per day
- During weekdays, visitation would be from 9:00 AM to 3:00 PM. Weekday visiting hours between 6:00 PM and 9:00 PM will also be permitted. On Saturdays and Sundays, visitation would be from 9:00 AM to 5:00 PM.
- Staffing for the facility will be a minimum of 120 above current staffing levels, but for purposes of estimating the worst-case scenario, it is assumed that staffing will be approximately 300 employees above current staffing levels.

Project generated traffic is shown in *Table 2.2-5*. The trip generation rate available in the ITE trip generation handbook (ITE Trip Generation Manual, 7th Edition, March 2001) for a detention facility type land-use was considered inadequate as the ITE handbook provides trip generation information based on a very small and limited sample size data. Also, there is no fitted curve equation available in the ITE trip generation handbook for detention facility type land uses. Therefore, it was appropriate to determine the trip generation rate for the proposed project on the basis of the actual ADT counts collected from the field for the existing detention facility. The location for conducting the counts was a section of Cottonwood Avenue just north of the fire station, because this section is accessed only by trips generated by the existing LCDF. The ADT counts were conducted for three days from Thursday through Saturday. The ADT count information collected for Thursday was selected as the most representative day to calculate the trip rate. Peak hour counts in the AM and PM were also conducted at the intersection of Cottonwood Avenue/Mission Gorge Road on Thursday. The ADT count data and the intersection count data is provided in Appendix A to the Traffic Impact Analysis for reference.

Another assumption used in the trip generation estimate was that although the proposed project is to be developed in two phases, the analysis assumed the proposed project would be completed in a single phase.

As shown in *Table 2.2-5*, the proposed project is estimated to generate a total of 1,312 trips per day, which represents the difference between the number of trips per day for the existing facility

and the number of trips for the proposed facility at peak capacity of 1,216 beds. During the a.m. peak hour, a total of 67 trips (37 inbound and 30 outbound) is anticipated. For the p.m. peak hour, a total of 87 trips (47 inbound and 40 outbound) is anticipated.

Traffic trips generated by the proposed project were distributed to the regional roadway system. Based on the traffic distribution, traffic volumes were assigned to the project study area intersections. *Figures 2.2-3 and 2.2-4* show the existing plus project traffic volumes during peak a.m. and p.m. periods at study area intersections.

Table 2.2-6 presents roadway segment LOS under existing plus project (addition of 616 beds) conditions. Roadways operating at LOS A through D were considered to be operating adequately. *Table 2.2-7* presents intersection LOS under existing plus project conditions (addition of 616 beds). As shown in *Tables 2.2-6 and 2.2-7*, all roadway segments and intersections would operate acceptably at LOS D or better. Therefore, the proposed project would not cause a roadway segment or intersection to fall below LOS D operating condition, and no direct significant impacts would result.

2.2.2.2 Impacts to Pedestrian, Bus and Bicycle Facilities

Thresholds for Determination of Significance

A significant traffic impact would occur if the project would conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

Analysis

As noted in *Section 2.2.1.4*, there are no specific policies related to alternative transportation. Implementation of the proposed project would not conflict with adopted policies or involve elimination of facilities supporting alternative transportation such as public bus stops or bicycle racks. Also, the proposed project would not generate a need for alternative transportation or conflict with adopted plans or programs supporting alternative transportation. Due to the proximity of the Santee Transit Center, visitors and staff would be able to use alternative transportation. Since the proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation, no significant impact would occur.

Potential impacts to planned alternative transportation routes (e.g., planned bike corridor along Cottonwood Avenue extension) are addressed in *Table 3.1.4-1* of this EIR.

2.2.2.3 *Impacts to Parking*

Thresholds for Determination of Significance

A significant traffic impact would occur if the project would not provide sufficient parking capacity.

Analysis

The proposed project has been designed to accommodate 520 vehicles at its onsite parking lot (CGL 2007). The number of spaces provided would be available for use by LCDF staff, deliveries, and visitors. The proposed number of parking spaces was determined to be adequate for operation of the project through the site design process which considered staffing number and shift overlap (CGL 2007), and would meet City standards for onsite parking based on commercial/industrial use. As such, impacts would be less than significant.

2.2.3 **Cumulative Impact Analysis**

Cumulative impacts could occur as a result of traffic generated by past, present and expected future projects in the project area. A list of reasonably foreseeable projects is described in detail in *Section 1.7* and summarized in *Table 1-3*. All of these projects were considered in the traffic cumulative analysis and are shown in *Figure 1-8*. The cumulative impact analysis study area is the same as for the project study area, and therefore consists of all project roadway segments and intersections studied for the proposed project. The proposed project's location within Santee coupled with the fact that the project's traffic impacts would be limited to the above mentioned intersections and roadway segments warrants the use of this cumulative impact study area. The Horizon Year 2030 no project condition includes future cumulative conditions for 2030, and assumes the existing LCDF would remain in its current location. The Circulation Element of the City of Santee General Plan was used to determine future lane configurations.

Thresholds for Determination of Significance

Significance criteria for determining cumulative impacts (Horizon Year 2030 with project scenario) are the same as those listed under *Section 2.2.2*. That is, a significant cumulative impact would result if the project were to:

- Cause a roadway segment to fall below LOS D operating condition.
- Add a significant amount of traffic to a roadway segment expected to operate at LOS E or F under existing or future conditions.

- Cause an intersection to fall below LOS D operating condition.
- Add a substantial amount of traffic to an existing intersection operating at LOS E or F or an intersection expected to operate at LOS E or F in the future. For signalized intersections, a delay of 2 seconds at LOS E would be significant and a delay of 1 second (or 5 trips on a critical movement) at LOS F would be significant. For unsignalized intersections, the allowable increase in traffic would be 20 trips on a critical movement at LOS E and 5 trips on a critical movement at LOS F.

Analysis

Near-term Cumulative

Traffic generated by cumulative projects as well as a general increase in traffic from other sources was estimated using a growth factor of 2.5 percent per year. The growth factor was determined based on a comparison of the existing ADT volumes along major streets within the study area with the future ADT volumes. Based on this comparison, the growth factor varies between 2 and 3 percent growth per year. Therefore, an annual average growth factor of 2.5 percent was applied to the existing traffic volumes to get the “existing plus cumulative” traffic volumes (VRPA 2008).

Table 2.2-8 presents roadway segment LOS under the near-term cumulative scenario which analyzes both existing plus cumulative and existing plus cumulative plus project conditions. *Table 2.2-9* presents intersection LOS under existing plus cumulative, and existing plus cumulative plus project conditions (near-term cumulative scenario). *Figures 2.2-6* and *2.2-7* shows a.m. and p.m. peak hour traffic volumes under the existing plus cumulative scenario. *Figures 2.2-8* and *2.2-9* show a.m. and p.m. peak hour traffic volumes under the existing plus cumulative plus project scenario. Under each scenario, all roadways segments would operate acceptably at LOS D or better. Therefore, no cumulatively significant impacts to study area roadway segments would occur under the near-term cumulative scenario.

With the exception of the Cuyamaca Street/Mission Gorge Road and Magnolia Avenue/Prospect Avenue, all study area intersections would operate at an acceptable LOS under each near-term scenario. Under existing plus project plus cumulative conditions, the following intersections would operate at an unacceptable LOS in the p.m. peak hour (LOS F):

- Cuyamaca Street/Mission Gorge Road
- Magnolia Avenue/Prospect Avenue

For each of these intersections, traffic from the proposed project would result in more than a 1 second delay. Therefore, cumulatively significant impacts would occur at each intersection (*Impact TR-1 and Impact TR-2*).

Horizon Year 2030 Cumulative

Traffic volumes were forecast for the year 2030. These future volumes include traffic volumes from the projects listed in *Section 1.7*, and anticipated growth in traffic volumes that would occur with the anticipated buildout of the project area and the surrounding region. Buildout conditions for the proposed project are based on year 2030 SANDAG traffic forecasts. The model run by SANDAG assumes that 1) a potential extension of Cottonwood Avenue north of Mission Gorge Road to Riverview Parkway (as identified in the City's Circulation Element) would be eliminated, 2) Cottonwood Avenue would be extended north of Riverview Parkway to Chubb Lane, and 3) Riverview Parkway would be extended from Civic Center Drive to Magnolia Avenue.

Tables 2.2-10 and 2.2-12 present Horizon Year 2030 no project and Horizon Year 2030 with project projections for roadway segment LOS and intersection LOS, respectively. *Figures 2.2-10 and 2.2-11* show Horizon Year 2030 no project traffic volumes during peak a.m. and p.m. periods at study area intersections. *Figures 2.2-12 and 2.2-13* show Horizon Year with project traffic volumes during peak a.m. and p.m. periods at study area intersections.

As shown in *Table 2.2-10* and according to *County of San Diego Guidelines for Determining Significance*, under this scenario, project traffic combined with traffic increases from other sources would result in unacceptable LOS (i.e., LOS E) at the following road segment:

- Magnolia Avenue between Mission Gorge Road and Riverview Parkway

Per the *County of San Diego Guidelines for Determining Significance*, allowable increases to congested roadway segments are measured as shown in *Table 2.2-11*.

At Magnolia Avenue between Mission Gorge Road and Riverview Parkway, the net trips generated would equal 500 ADT along this 4-lane roadway under Horizon Year 2030 with project conditions. As shown in *Table 2.2-11*, the proposed project generated increase of 500 ADT would exceed the threshold of an allowable increase of 400 ADT for congested 4-lane roadways. Therefore, impacts to the roadway segment of Magnolia Avenue between Mission Gorge Road and Riverview Parkway would be cumulatively significant (*Impact TR-3*).

As shown in *Table 2.2-12* and detailed in *Appendix D*, the generated traffic increases, combined with traffic increases from other sources, would result in cumulatively significant impacts at the following intersections under Horizon Year 2030 with project conditions:

- Cuyamaca Street/Mission Gorge Road in the p.m. peak hour (***Impact TR-4***)
- Magnolia Avenue/Mission Gorge Road in the a.m. and p.m. peak hours (***Impact TR-5***)
- Magnolia Avenue/Prospect Avenue in the p.m. peak hour (***Impact TR-6***)

Impacts would be cumulatively significant for each intersection because for each, LOS F would result and the proposed project would result in the exceedance of the 1-second delay threshold.

2.2.4 Significance of Impacts Prior to Mitigation

The proposed project does not result in a direct significant impact to the study area roadway segments under existing plus project conditions. All segments within the study area are expected to operate acceptably at LOS D or better under existing plus project, existing plus cumulative and existing plus project plus cumulative conditions. Overall growth in the study area, cumulative development, and project traffic would significantly impact the segment of Magnolia Avenue between Mission Gorge Road and Riverview Parkway under Horizon Year 2030 with project scenario (***Impact TR-3***).

The proposed project would not result in direct significant impacts to study area intersections under existing plus project conditions. In the near-term with project scenario (existing plus cumulative plus project conditions), the intersections of Cuyamaca Street/Mission Gorge Road (p.m. peak hour) and Prospect Avenue/Magnolia Avenue (p.m. peak hour) operate unacceptably at LOS F (***Impact TR-1 and Impact TR-2***). Overall growth in the study area, cumulative development, and proposed project traffic are expected to result in cumulatively significant impacts to the intersections of Cuyamaca Street/Mission Gorge Road, Magnolia Avenue/Mission Gorge Road, and Prospect Avenue/Magnolia Avenue (***Impact TR-4, Impact TR-5, and Impact TR-6***) under the Horizon Year 2030 with project scenario.

2.2.5 Mitigation Measures

The City of Santee has adopted the “Traffic Improvement Master Plan” prepared by Meyer, Mohaddes Associates (January 2007), which suggests potential short-term enhancements to improve the intersections of Magnolia Avenue/ Mission Gorge Road, Cuyamaca Street/ Mission Gorge Road and Prospect Avenue/ Magnolia Avenue. These short-term enhancements contained in the Master Plan provide the basis for the mitigation measures described below.

M-TR-1 For the intersection of Cuyamaca Street and Mission Gorge Road, the Traffic Improvement Master Plan recommends upgrading traffic signal equipment to provide better trolley and vehicle traffic flow through the Cuyamaca Street corridor as a mid-range and long-term improvement for the intersection. The Master Plan identifies an additional northbound right turn lane as long-term

capacity enhancement to improve the LOS as this intersection. As part of the City of Santee's future capital improvement program (CIP), the costs of improvements to the intersection is expected to be \$382,000.

This mitigation measure can be feasibly implemented, but is within the control and purview of the City of Santee. The County could mitigate its contribution to the cumulative impact by paying a fair share portion of the costs of the improvements. Based on the projected generated ADT, the County's fair share would be 2.9% or \$11,078 for ADT. The actual cost of the improvements would be determined by the City of Santee.

Prior to project operation, the County shall pay its fair share portion of the costs for the improvements as mitigation for the proposed project's impacts.

M-TR-2 For the intersection of Prospect Avenue/Magnolia Avenue, the Transportation Improvement Master Plan recommends that the existing controller should be changed to a Caltrans-compliant controller for better communications with Caltrans signal and for a smoother traffic flow at the intersection. As part of the City of Santee's CIP, the cost of improvements to the intersection is expected to be \$338,000.

This mitigation measure can be feasibly implemented, but is within the control and purview of the City of Santee. The County could mitigate its contribution to the cumulative impact by paying a fair share portion of the costs of the improvements. Based on the projected generated ADT, the County's fair share would be 2.4% or \$8,112 for ADT. The actual cost of the improvements would be determined by the City of Santee.

Prior to project operation, the County shall pay its fair share portion of the costs for the improvements as mitigation for the proposed project's impacts.

M-TR-3 For the segment of Magnolia Avenue between Mission Gorge Road and Riverview Parkway, the Transportation Improvement Master Plan does not recommend a specific improvement project as Riverview Parkway is currently a proposed roadway. However, upon review of future capital improvement projects identified by the City of Santee, a fair share contribution towards the widening of Magnolia Avenue between Mission Gorge Road and Chubb Lane would mitigate the proposed project's contribution to the cumulative impact. As part of the City

of Santee's CIP, the cost of improvements to the intersection is expected to be \$3,395,300.

This mitigation measure can be feasibly implemented, but is within the control and purview of the City of Santee. The County could mitigate its contribution to the cumulative impact by paying a fair share portion of the costs of the improvements. Based on the projected generated ADT, the County's fair share would be 1.37% or \$46,515.61 for ADT. The actual cost of the improvements would be determined by the City of Santee.

Prior to project operation, the County shall pay its fair share portion of the costs for the improvements as mitigation for the proposed project's impacts.

M-TR-4 For the intersection of Magnolia Avenue/Mission Gorge Road, the Transportation Improvement Master Plan states that there is no additional capacity at the intersection in any direction. The Master Plan recommends improving signal coordination by relocating westbound advanced loop detectors to the Caltrans suggested minimum setback distance of 285 feet as a minor modification. As part of the City of Santee's CIP, the cost of improvements to the intersection is expected to be \$3,309,200.

This mitigation measure can be feasibly implemented, but is within the control and purview of the City of Santee. The County could mitigate its contribution to the cumulative impact by paying a fair share portion of the costs of the improvements. Based on the projected generated ADT, the County's fair share would be 0.24% or \$7,942.08 for ADT. The actual cost of the improvements would be determined by the City of Santee.

Prior to project operation, the County shall pay its fair share portion of the costs for the improvements as mitigation for the proposed project's impacts.

2.2.6 Conclusion

Significant Cumulative Impact TR-1: The County is willing to enter into an agreement with the City of Santee to pay the County's fair share of the cost to make the intersection and street improvements described below. However, the County cannot guarantee that an agreement will be able to be reached with the City. Implementation of mitigation measure M-TR-1 would contribute a fair share contribution towards upgrading traffic signal equipment to provide better trolley and vehicle traffic flow through the Cuyamaca Street corridor as a mid-range and long

term improvement for the intersection of Cuyamaca Street and Mission Gorge Road. Also mitigation measure M-TR-1 would contribute a fair share toward the construction of an additional northbound right turn lane as long term capacity enhancement to improve the level of service as this intersection. The County is willing to make this contribution to these improvements. However, since the County does not have the ability to implement the improvements, and cannot ensure that the mitigation will be in place prior to the cumulative impacts occurring, the impact is considered to be significant and not mitigated.

Significant Cumulative Impact TR-2: Implementation of mitigation measure M-TR-2 would contribute a fair share contribution towards the cost of changing the existing intersection controller to a Caltrans-compliant controller for better communications with Caltrans signal and for a smoother traffic flow at the intersection of Prospect Avenue and Magnolia Avenue. The County is willing to make this contribution to these improvements. However, since the County does not have the ability to implement the improvements, and cannot ensure that the mitigation will be in place prior to the cumulative impacts occurring, the impact is considered to be significant and not mitigated.

Significant Cumulative Impact TR-3: Since Riverview Parkway is a proposed roadway, the Traffic Improvement Master Plan does not contain specific improvements for this roadway. Instead, implementation of mitigation measure M-TR-3 would contribute a fair share contribution towards the widening of Magnolia Avenue between Mission Gorge Road and Chubb Lane. The County is willing to make this contribution to these improvements. However, since the County does not have the ability to implement the improvements, and cannot ensure that the mitigation will be in place prior to the cumulative impacts occurring, the impact is considered to be significant and not mitigated.

Significant Cumulative Impact TR-4: Implementation of mitigation measure M-TR-1 would contribute a fair share contribution towards upgrading traffic signal equipment to provide better trolley and vehicle traffic flow through the Cuyamaca Street corridor as a mid-range and long term improvement for the intersection of Cuyamaca Street and Mission Gorge Road. Also mitigation measure M-TR-1 would contribute a fair share contribution toward the construction of an additional northbound right turn lane as long term capacity enhancement to improve the level of service as this intersection. The County is willing to make this contribution to these improvements. However, since the County does not have the ability to implement the improvements, and cannot ensure that the mitigation will be in place prior to the cumulative impacts occurring, the impact is considered to be significant and not mitigated.

Significant Cumulative Impact TR-5: Implementation of mitigation measure M-TR-4 would relocate westbound advanced loop detectors to the Caltrans suggested minimum setback distance of 285 feet as a minor modification at the intersection of Magnolia Avenue and Mission Gorge Road. The County is willing to make this contribution to these improvements. However, since the County does not have the ability to implement the improvements, and cannot ensure that the mitigation will be in place prior to the cumulative impacts occurring, the impact is considered to be significant and not mitigated.

Significant Cumulative Impact TR-6: Implementation of mitigation measure M-TR-2 would mitigate the proposed project's cumulative impacts to the intersection of Prospect Avenue and Magnolia Avenue. Impact TR-6 would rely on M-TR-2 to contribute a fair share contribution towards the cost of changing the existing intersection controller to a Caltrans-compliant controller for better communications with Caltrans signal and for a smoother traffic flow at the intersection of Prospect Avenue and Magnolia Avenue. The County is willing to make this contribution to these improvements. However, since the County does not have the ability to implement the improvements, and cannot ensure that the mitigation will be in place prior to the cumulative impacts occurring, the impact is considered to be significant and not mitigated.

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Table 2.2-1
Existing Roadway Segment Level of Service

Street	Segment	ADT	LOS
Mission Gorge Road	Town Center Parkway – Cuyamaca Street	30,300	B
Mission Gorge Road	Cuyamaca Street – Cottonwood Avenue	26,900	B
Mission Gorge Road	Cottonwood Avenue – Magnolia Avenue	25,900	B
Town Center Parkway	Mission Gorge Road – Cuyamaca Street	11,900	A
Magnolia Avenue	Mission Gorge Road – Riverview Parkway	18,600	B
Magnolia Avenue	Riverview Parkway – Mast Boulevard	18,600	B
Magnolia Avenue	Mission Gorge Road – Prospect Avenue	25,100	B
Woodside Avenue	Magnolia Avenue – SR 67	23,300	B

Table 2.2-2
Existing Intersection Operations

Intersection	Peak Hour	Average Delay (seconds)	LOS
Cuyamaca and Town Center Parkway	a.m.	34.6	C
	p.m.	37.9	D
Cuyamaca and Mission Gorge Road	a.m.	34.8	C
	p.m.	46.3	D
Cottonwood and Mission Gorge Road	a.m.	16.0	B
	p.m.	17.5	B
Magnolia and Mission Gorge Road	a.m.	46.0	D
	p.m.	48.1	D
Magnolia and Prospect Avenue	a.m.	36.5	D
	p.m.	59.9	E

Table 2.2-3
Horizon Year 2030 Roadway Segment Level of Service No Project Scenario

Street	Segment	ADT	LOS
Mission Gorge Road	Town Center Parkway – Cuyamaca Street	34,300	B
Mission Gorge Road	Cuyamaca Street – Cottonwood Avenue	36,300	B
Mission Gorge Road	Cottonwood Avenue – Magnolia Avenue	22,300	B
Town Center Parkway	Mission Gorge Road – Cuyamaca Street	29,000	C
Riverview Parkway	Civic Center Drive – Magnolia Avenue	24,600	B
Magnolia Avenue	Mission Gorge Road – Riverview Parkway	56,300	E
Magnolia Avenue	Riverview Parkway – Mast Boulevard	41,900	D
Magnolia Avenue	Mission Gorge Road – Prospect Avenue	54,400	D
Woodside Avenue	Magnolia Avenue – SR 67	36,400	C

Table 2.2-4
Horizon Year 2030 Intersection Operations No Project Scenario

Intersection	Peak Hour	Average Delay (seconds)	LOS
Cuyamaca and Town Center Parkway	a.m.	36.0	D
	p.m.	52.6	D
Cuyamaca and Mission Gorge Road	a.m.	43.8	D
	p.m.	>80	F
Cottonwood and Mission Gorge Road	a.m.	25.3	C
	p.m.	35.6	D
Magnolia and Mission Gorge Road	a.m.	>80	F
	p.m.	>80	F
Magnolia and Prospect Avenue	a.m.	49.6	D
	p.m.	>80.0	F
Magnolia and Riverview Parkway	a.m.	33.1	C
	p.m.	35.1	D

Table 2.2-5
Project Generated Traffic

	Size	Average Daily Traffic	A.M. Peak Hour			P.M. Peak Hour		
			In	Out	Total	In	Out	Total
Project (increase)	616 beds ¹	1312	37	30	67	47	40	87

¹ Represents the change in number of beds from existing (600) to proposed (1,216)

Table 2.2-6
Existing Plus Project Roadway Segment LOS

Street	Segment	Existing + Project	
		ADT	LOS
Mission Gorge Road	Town Center Parkway – Cuyamaca Street	30,500	B
Mission Gorge Road	Cuyamaca Street – Cottonwood Avenue	27,200	B
Mission Gorge Road	Cottonwood Avenue – Magnolia Avenue	26,000	B
Town Center Parkway	Mission Gorge Road – Cuyamaca Street	12,000	A
Magnolia Avenue	Mission Gorge Road – Riverview Parkway	19,200	B
Magnolia Avenue	Riverview Parkway – Mast Boulevard	19,200	B
Magnolia Avenue	Mission Gorge Road – Prospect Avenue	25,600	B
Woodside Avenue	Magnolia Avenue – SR 67	23,600	B

Table 2.2-7
Existing Plus Project Intersection LOS

Intersection	Peak Hour	Average Delay (seconds)	LOS
Cuyamaca and Town Center Parkway	a.m.	34.6	C
	p.m.	38.0	D
Cuyamaca and Mission Gorge Road	a.m.	34.9	C
	p.m.	44.6	D
Cottonwood and Mission Gorge Road	a.m.	16.3	B
	p.m.	17.8	B
Magnolia and Mission Gorge Road	a.m.	46.6	D
	p.m.	48.8	D
Magnolia and Prospect Avenue	a.m.	44.6	D
	p.m.	56.3	E

Table 2.2-8
Near-term Cumulative Roadway Segment LOS

Street	Segment	Existing + Cumulative		Existing + Cumulative + Project	
		ADT	LOS	ADT	LOS
Mission Gorge Road	Town Center Parkway – Cuyamaca Street	31,900	B	32,000	B
Mission Gorge Road	Cuyamaca Street – Cottonwood Avenue	28,300	B	28,600	B
Mission Gorge Road	Cottonwood Avenue – Magnolia Avenue	27,200	B	27,400	B
Town Center Parkway	Mission Gorge Road – Cuyamaca Street	12,500	A	12,600	A
Riverview Parkway	Civic Center Drive – Magnolia Avenue	-	-	15,000	B
Magnolia Avenue	Mission Gorge Road – Riverview Parkway	19,500	B	20,100	B
Magnolia Avenue	Riverview Parkway – Mast Boulevard	19,500	B	20,100	B
Magnolia Avenue	Mission Gorge Road – Prospect Avenue	26,400	B	26,900	B
Woodside Avenue	Magnolia Avenue – SR 67	24,500	B	24,800	C

**Table 2.2-9
Near-term Cumulative Intersection LOS**

Intersection	Peak Hour	Existing + Cumulative		Existing + Cumulative + Project	
		Average Delay (seconds)	LOS	Average Delay (seconds)	LOS
Cuyamaca and Town Center Parkway	a.m.	35.3	D	35.3	D
	p.m.	42.4	D	42.8	D
Cuyamaca and Mission Gorge Road	a.m.	36.1	D	36.1	D
	p.m.	>80.0	F	>80.0	F
Cottonwood and Mission Gorge Road	a.m.	16.2	B	22.5	C
	p.m.	17.8	B	23.4	C
Magnolia and Mission Gorge Road	a.m.	51.0	D	51.7	D
	p.m.	53.9	D	54.5	D
Magnolia and Prospect Avenue	a.m.	50.1	D	53.7	D
	p.m.	>80.0	F	80.0	F
Project Driveway 1 and Riverview Parkway	a.m.	-	-	9.3	A
	p.m.	-	-	9.7	A
Magnolia and Riverview Parkway	a.m.	-	-	18.9	B
	p.m.	-	-	21.1	C

**Table 2.2-10
Horizon Year 2030 Roadway Segment LOS**

Street	Segment	Horizon Year 2030 (No Project)		Horizon Year 2030 (With Project)	
		ADT	LOS	ADT	LOS
Mission Gorge Road	Town Center Parkway – Cuyamaca Street	34,300	B	34,500	B
Mission Gorge Road	Cuyamaca Street – Cottonwood Avenue	36,300	B	36,600	B
Mission Gorge Road	Cottonwood Avenue – Magnolia Avenue	22,300	B	22,500	B
Town Center Parkway	Mission Gorge Road – Cuyamaca Street	29,000	C	29,100	C
Riverview Parkway	Civic Center Drive – Magnolia Avenue	24,600	B	25,500	C
Magnolia Avenue	Mission Gorge Road – Riverview Parkway	56,300	E	56,800	E
Magnolia Avenue	Riverview Parkway – Mast Boulevard	41,900	D	42,000	B
Magnolia Avenue	Mission Gorge Road – Prospect Street	54,400	D	54,900	D
Woodside Avenue	Magnolia Avenue – SR 67	36,400	C	36,700	D

Table 2.2-11
Allowable Increases on Congested Road Segments

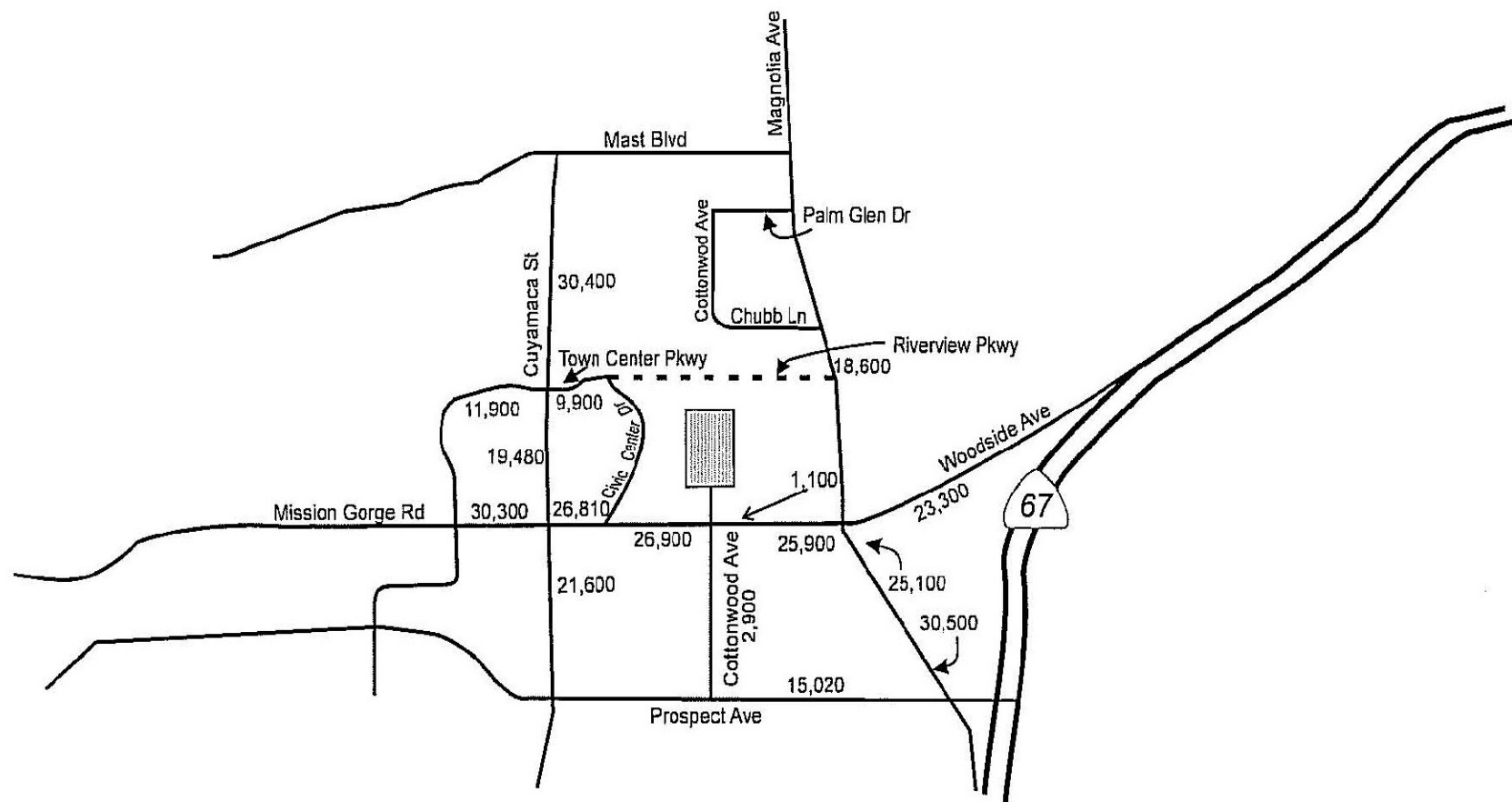
Level of Service	Two-lane Road	Four-lane Road	Six-lane Road
LOS E	200 ADT	400 ADT	600 ADT
LOS F	100 ADT	200 ADT	300 ADT

Source: Table 1, *County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic* (September 26, 2006)

Table 2.2-12
Horizon Year 2030 Intersection Operations

Intersection	Peak Hour	Horizon Year 2030 (No Project)		Horizon Year 2030 (With Project)	
		Average Delay (seconds)	LOS	Average Delay (seconds)	LOS
Cuyamaca Street and Town Center Parkway	a.m.	36.0	D	37.2	D
	p.m.	52.6	D	37.4	D
Cuyamaca Street and Mission Gorge Road	a.m.	43.8	D	44.3	D
	p.m.	>80.0	F	>80	F
Cottonwood Avenue and Mission Gorge Road	a.m.	25.3	C	27.0	C
	p.m.	35.6	D	49.0	D
Magnolia Avenue and Mission Gorge Road	a.m.	>80	F	>80	F
	p.m.	>80	F	>80	F
Magnolia Avenue and Prospect Avenue	a.m.	49.6	D	48.7	D
	p.m.	>80.0	F	>80.0	F
Project Driveway 1 and Riverview Parkway	a.m.	-	-	13.8	B
	p.m.	-	-	16.3	C
Magnolia Avenue and Riverview Parkway	a.m.	33.1	C	44.9	D
	p.m.	35.1	D	42.3	D

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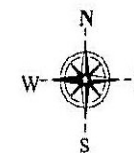


Legend :

- - - - - Future Roadway



Existing LCDF



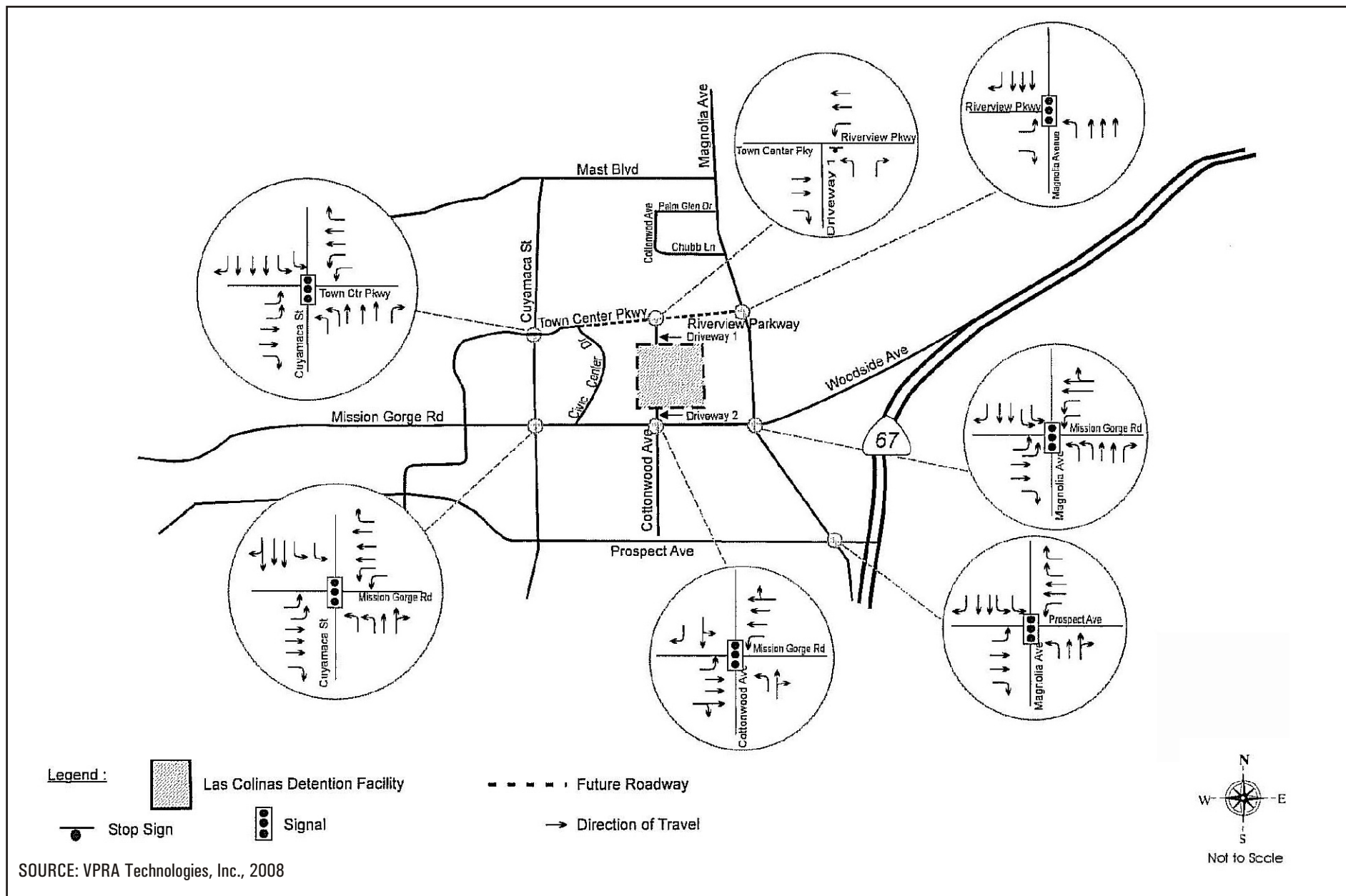
Not to Scale

SOURCE: VPRA Technologies, Inc., 2008

Las Colinas Detention Facility EIR
Existing Average Daily Trips

FIGURE
2.2-1

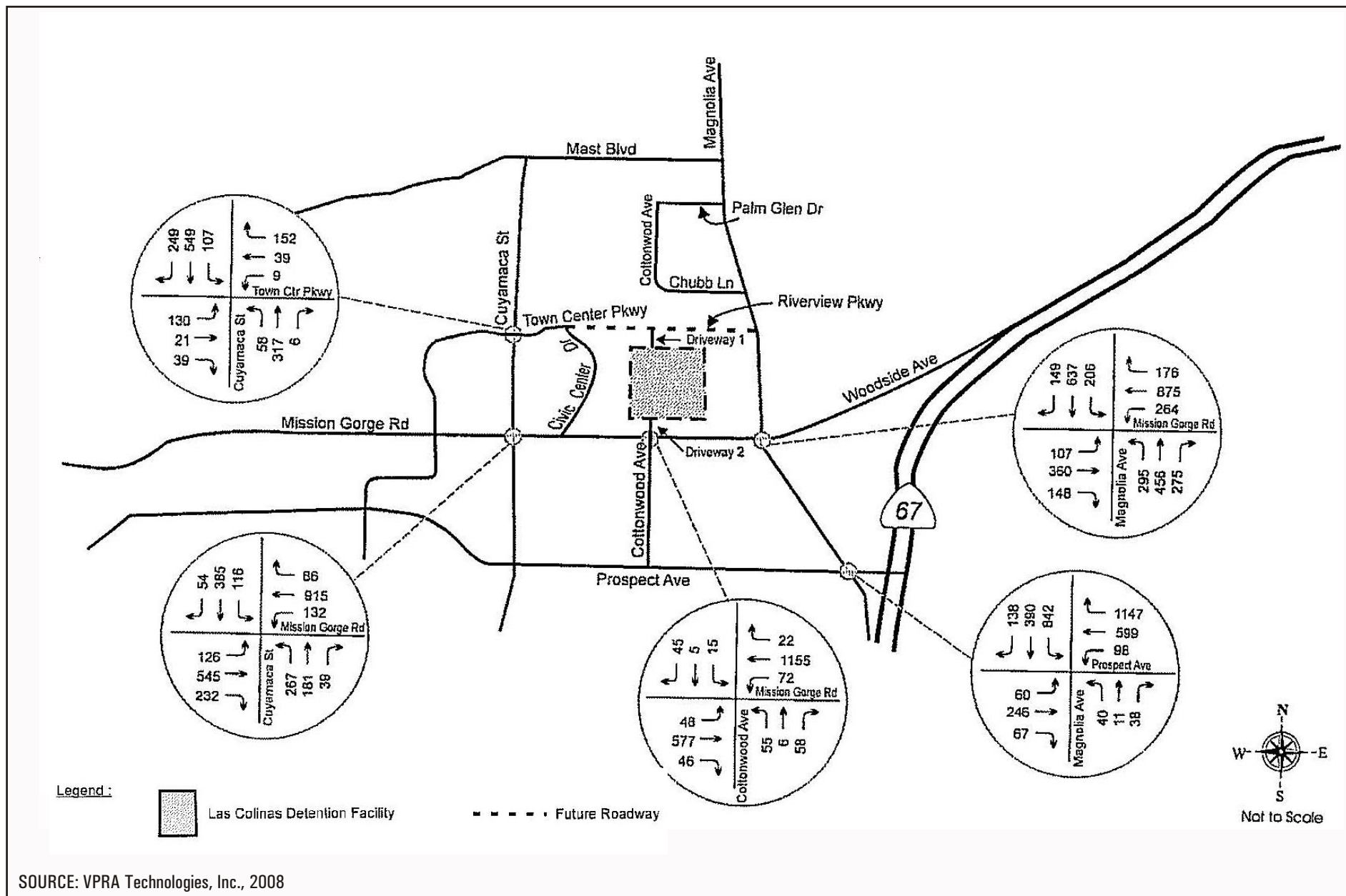
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Las Colinas Detention Facility EIR
Future Lane Geometry

**FIGURE
 2.2-2**

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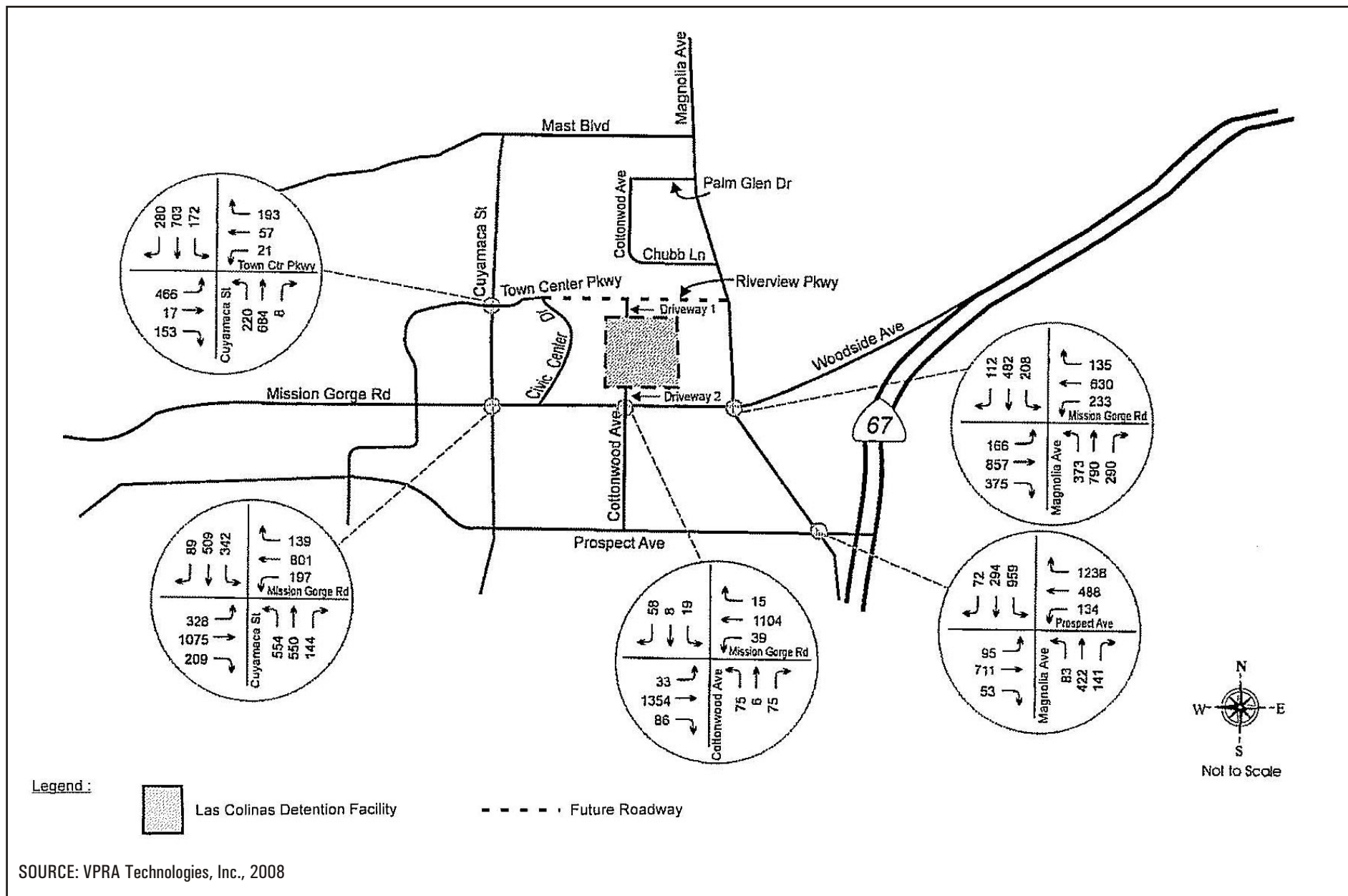


SOURCE: VPRA Technologies, Inc., 2008

Las Colinas Detention Facility EIR
Existing Plus Project AM Peak Hour

FIGURE
2.2-3

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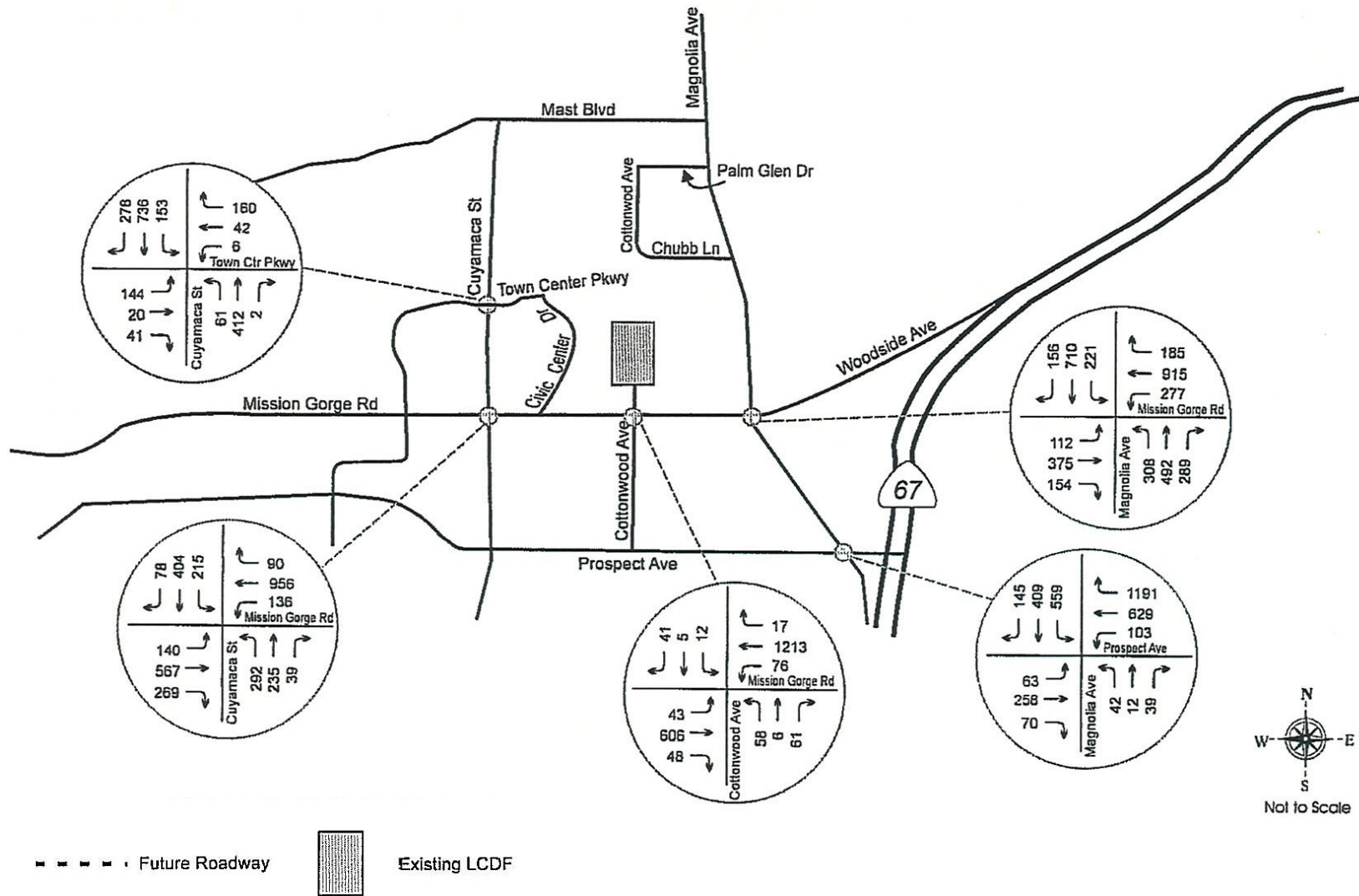


SOURCE: VPRA Technologies, Inc., 2008

Las Colinas Detention Facility EIR
Existing Plus Project PM Peak Hour

FIGURE
2.2-4

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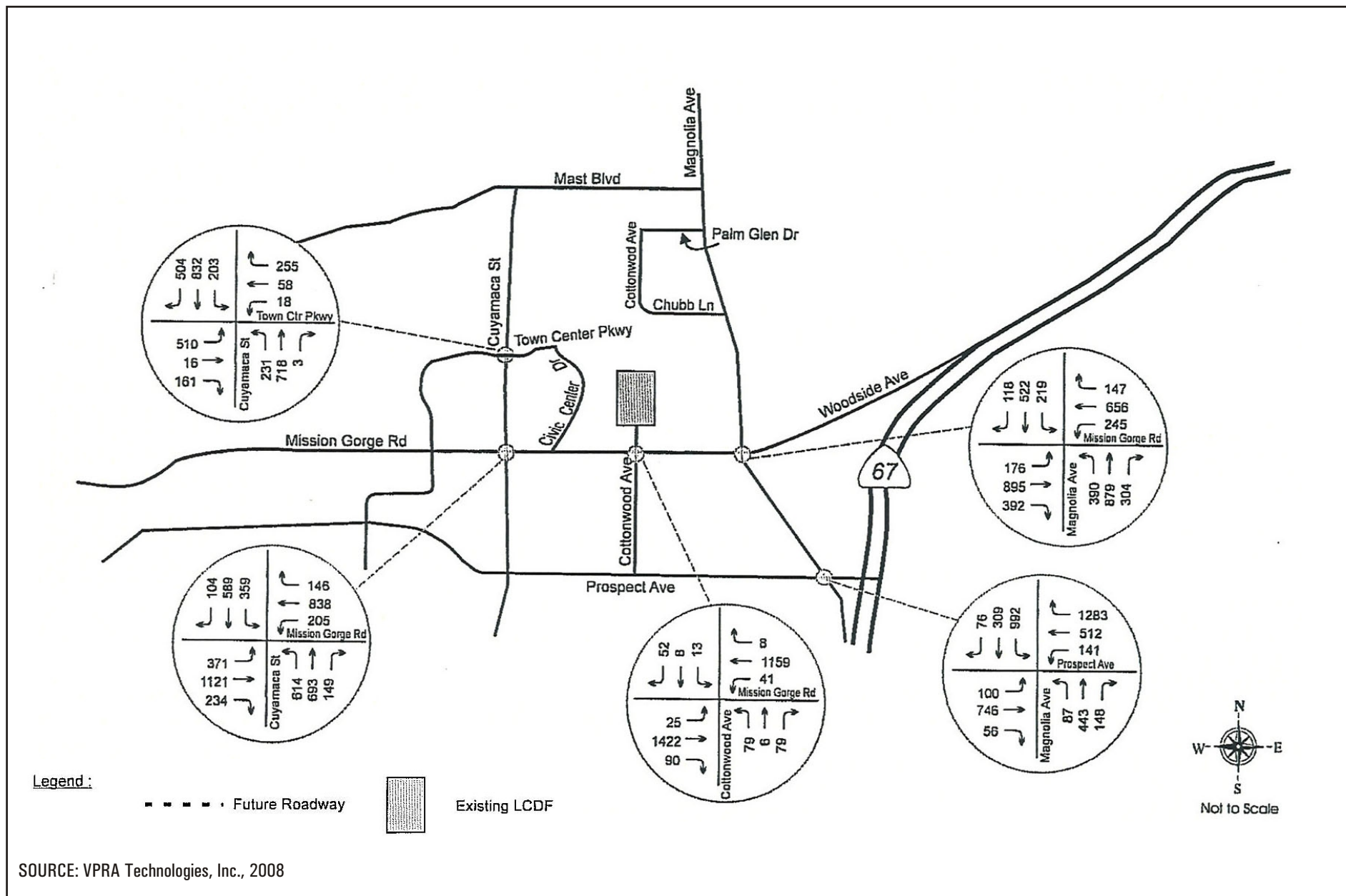


SOURCE: VPRA Technologies, Inc., 2008

Las Colinas Detention Facility EIR
Existing Plus Cumulative AM Peak Hour

FIGURE
2.2-5

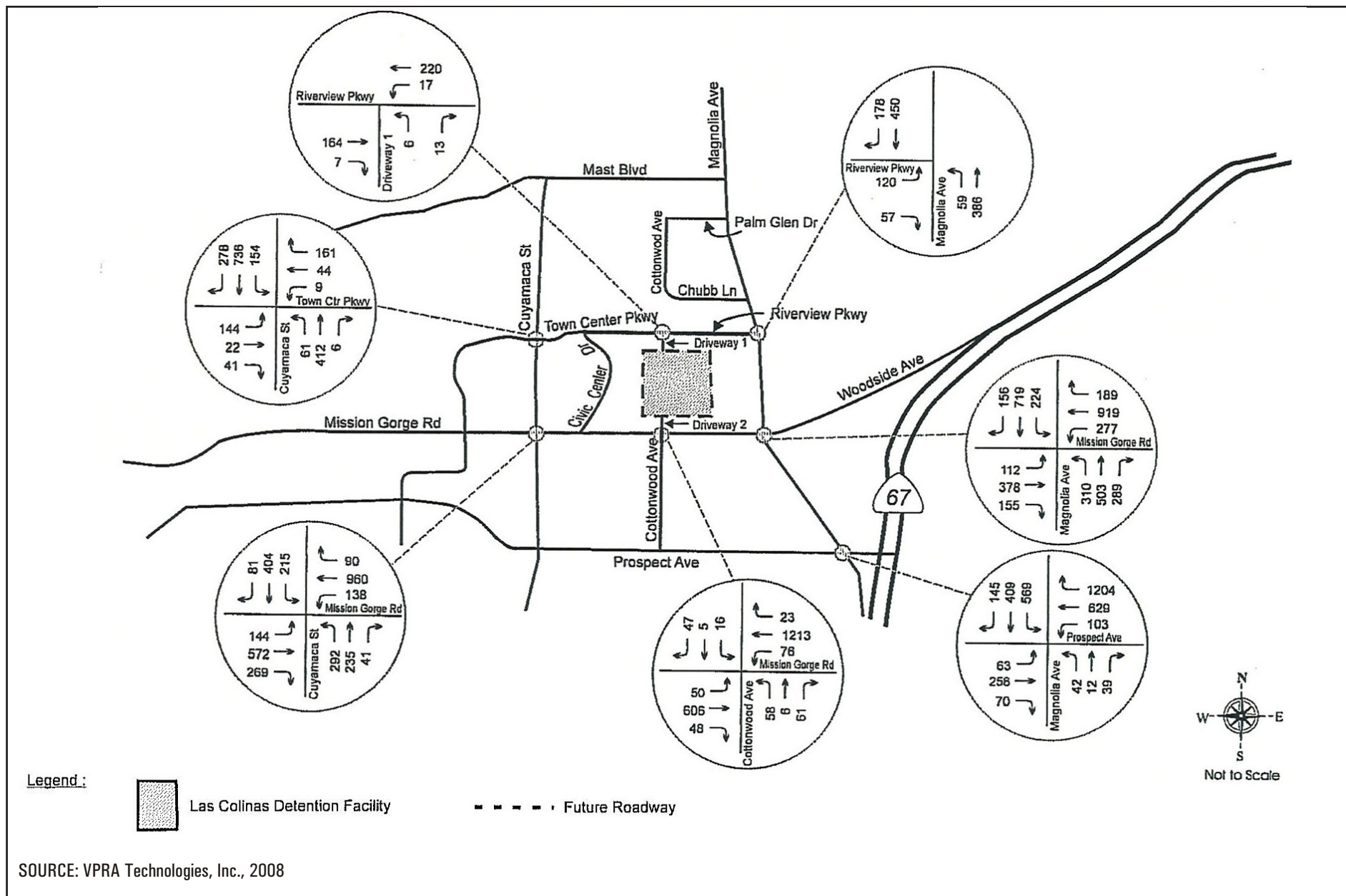
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Las Colinas Detention Facility EIR
Existing Plus Cumulative PM Peak Hour

**FIGURE
2.2-6**

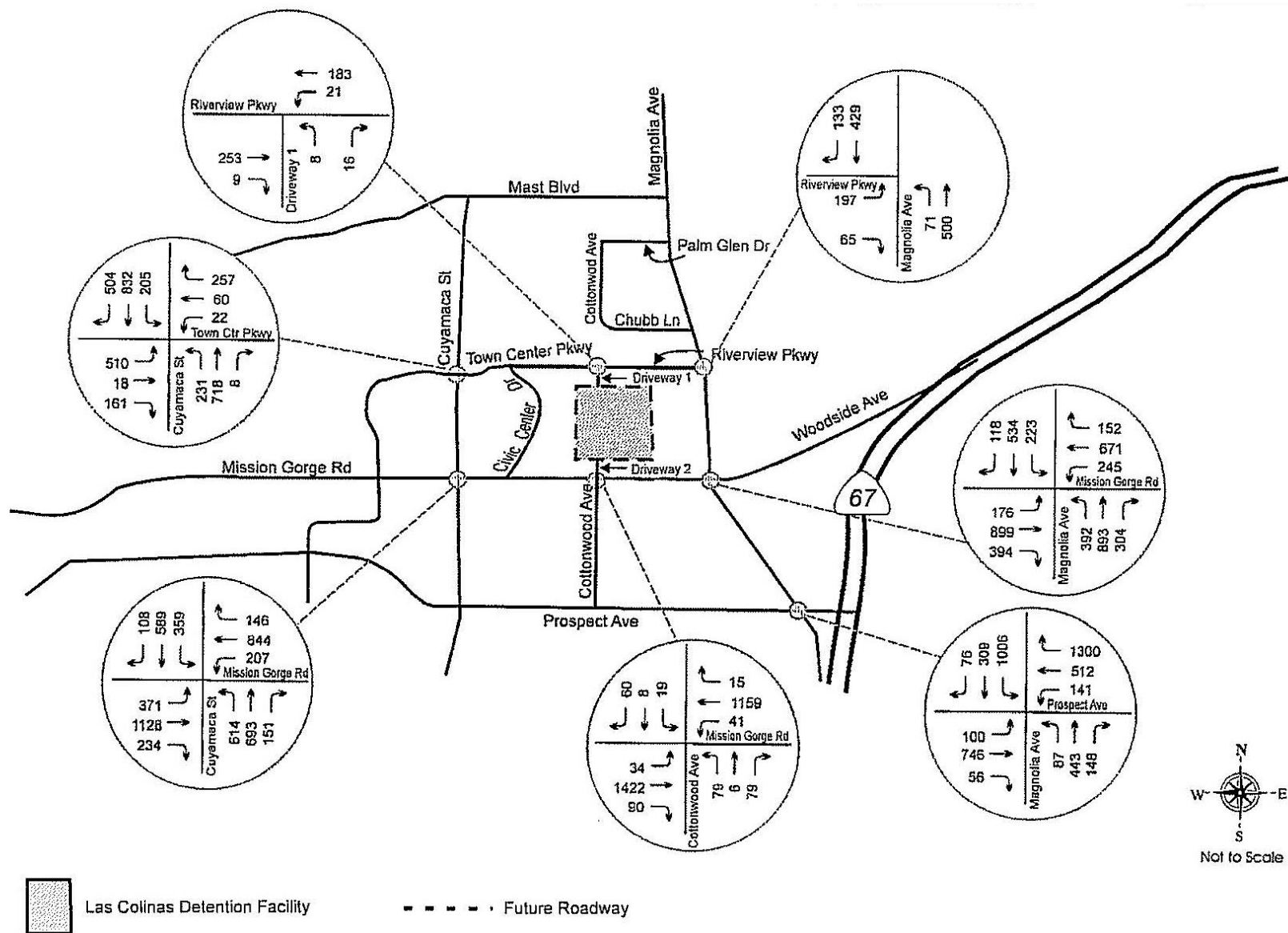
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Las Colinas Detention Facility EIR
Existing Plus Cumulative Plus Project AM Peak Hour

FIGURE 2.2-7

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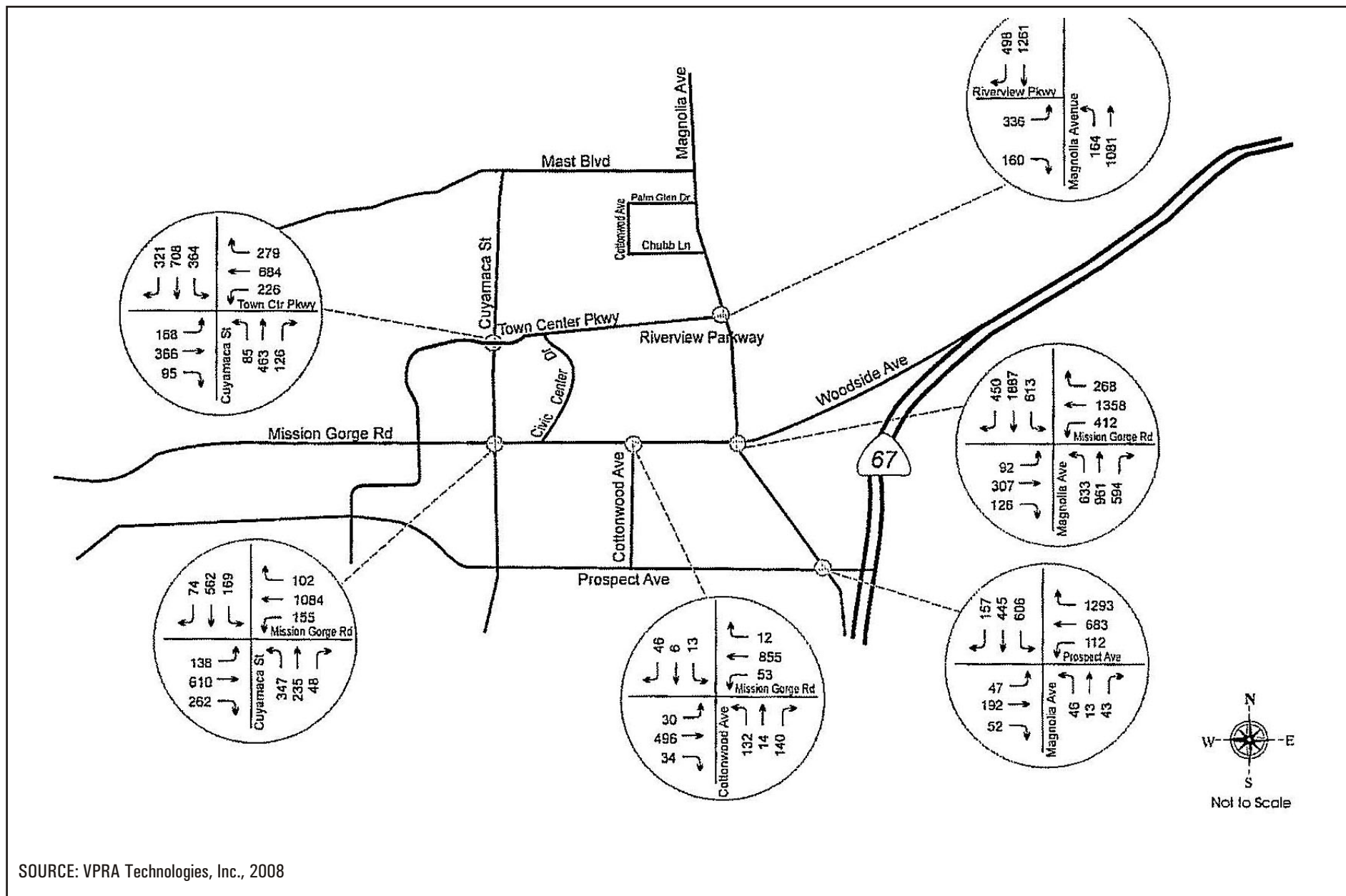


SOURCE: VPRA Technologies, Inc., 2008

Las Colinas Detention Facility EIR
Existing Plus Cumulative Plus Project PM Peak Hour

FIGURE
2.2-8

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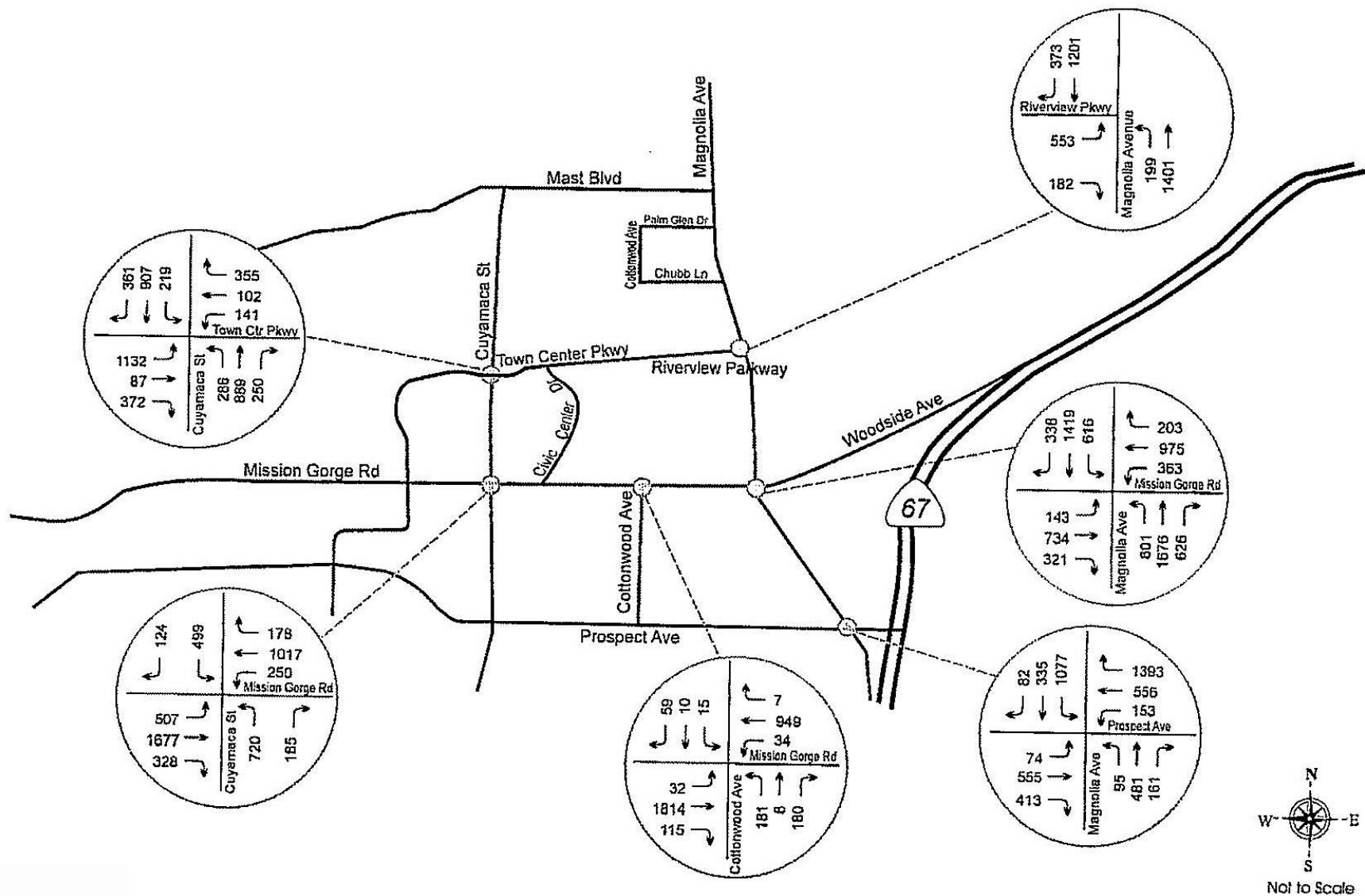


SOURCE: VPRA Technologies, Inc., 2008

Las Colinas Detention Facility EIR
Horizon Year 2030 No Project AM Peak Hour

FIGURE
2.2-9

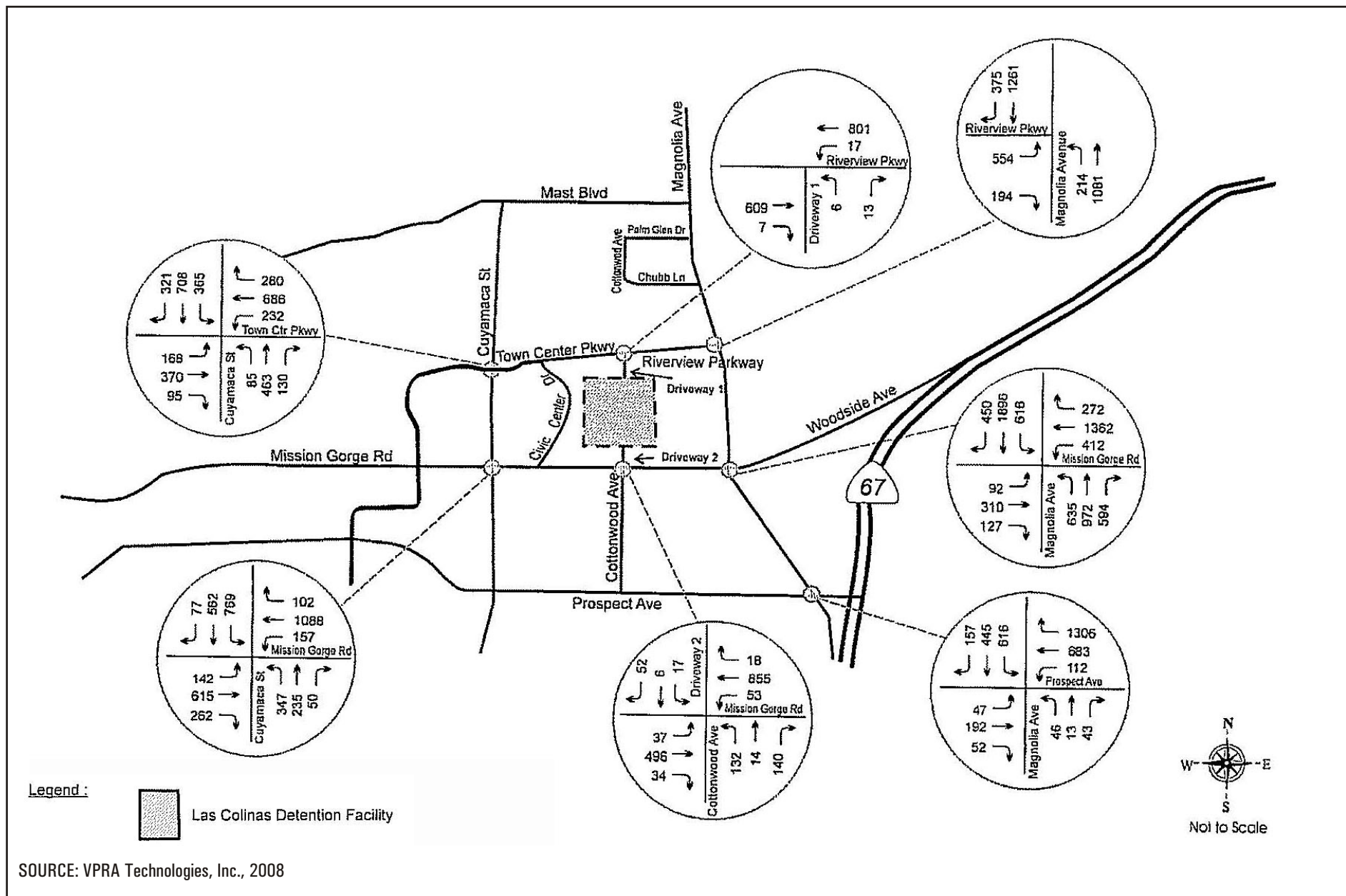
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SOURCE: VPRA Technologies, Inc., 2008

Las Colinas Detention Facility EIR
Horizon Year 2030 No Project PM Peak Hour **FIGURE 2.2-10**

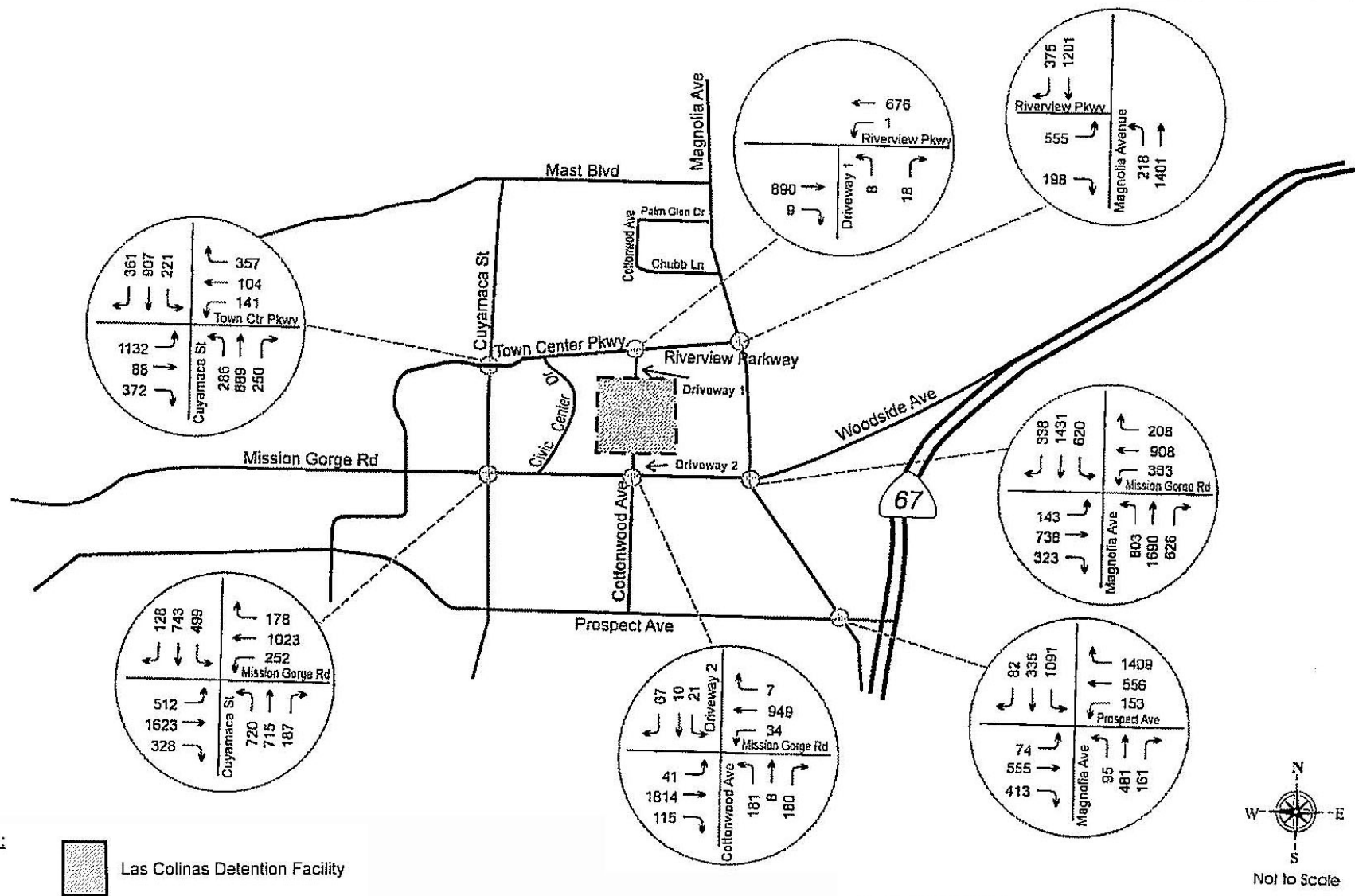
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Las Colinas Detention Facility EIR
Horizon Year 2030 With Project AM Peak Hour

FIGURE
2.2-11

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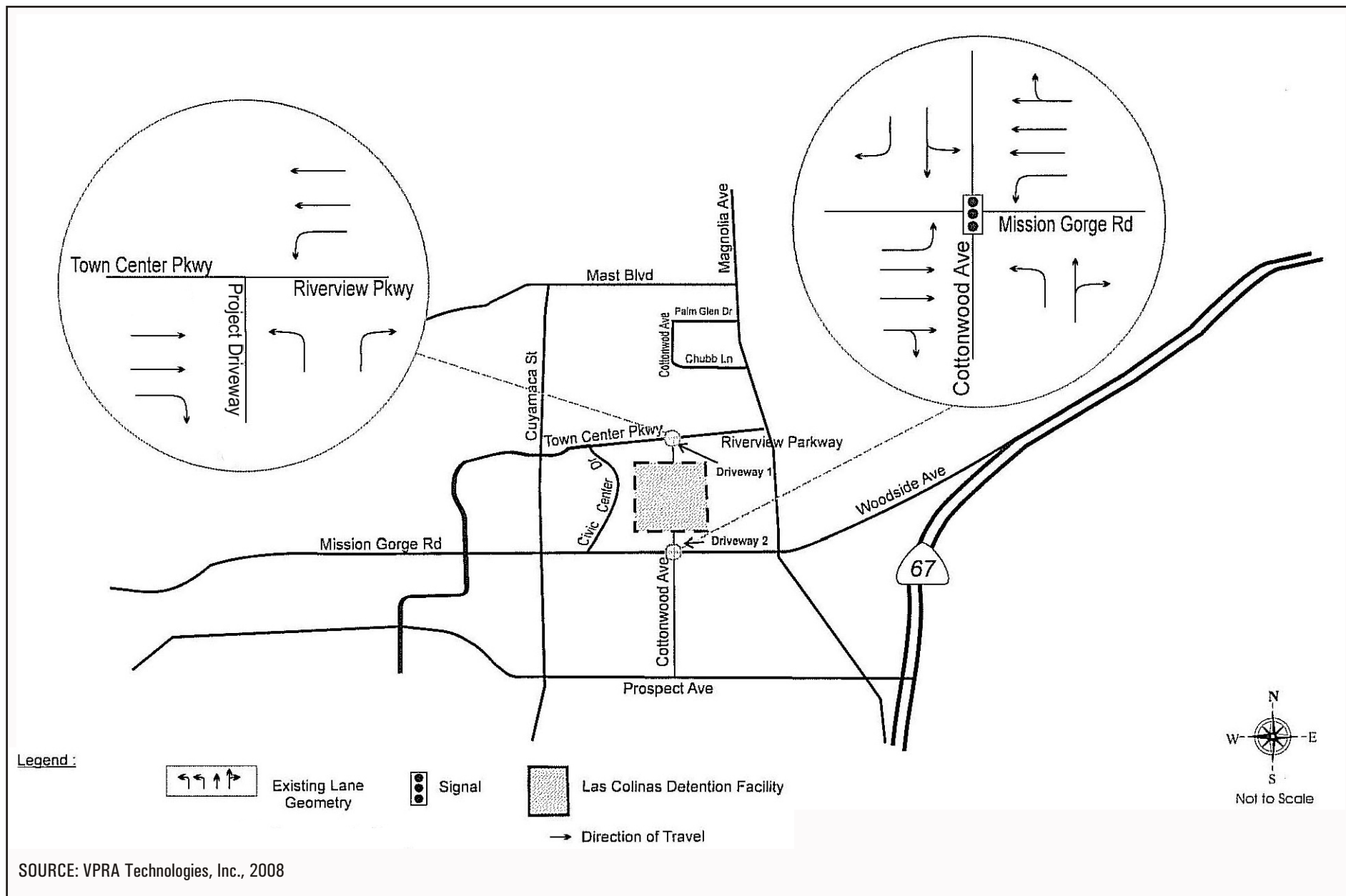


SOURCE: VPRA Technologies, Inc., 2008

Las Colinas Detention Facility EIR
Horizon Year 2030 With Project PM Peak Hour

FIGURE
2.2-12

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Las Colinas Detention Facility EIR
Future Project Driveway Lane Geometry

FIGURE
2.2-13

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2.3 Biological Resources

This section presents a discussion of biological resources that would be affected by the proposed project. This analysis is based on a biological resources letter report prepared by Dudek in March 2008 in accordance with the County of San Diego (County) Report Format and Content Requirements (2006) for letter reports (*Appendix E*) and the County's Guidelines for Determining Significance for Biological Resources (2006). The letter report contains a description of the biological setting including habitats and vegetation communities on the site, special status species, and jurisdictional waters and wetlands. Data regarding biological resources present on the project site were obtained through a review of pertinent literature and through field reconnaissance conducted in July and August 2007 and March 2008. Field surveys consisted of mapping vegetation communities, preparing inventories of the plant and wildlife species observed, delineating jurisdictional wetlands, and conducting focused surveys for special status plant species and the federally-listed threatened coastal California gnatcatcher (*Polioptila californica californica*). The study area consisted of the 45-acre site and a 100-foot-wide area immediately beyond the perimeter of the 45-acre site.

In addition to the surveys described above, per the State CEQA Guidelines Section 15150 and as explained in *Section 1.2.2*, this section of the EIR incorporates by reference the Biological Technical Report for the Santee Town Center Specific Plan Amendment, prepared by RECON, September 26, 2005. This EIR section relies on the results of offsite biological surveys for wildlife and plant species performed for RECON's technical report. Specifically, information from the RECON report that was relied upon for this analysis includes survey data for the following species: red-tailed hawk, Cooper's hawk, yellow-breasted chat, yellow warbler and least Bell's vireo. In addition, habitat assessments conducted for smooth tarplant were also relied upon for this analysis.

2.3.1 Existing Conditions

2.3.1.1 *Habitats/Vegetation Communities*

The 45-acre project site contains urban/developed areas (23.6 acres), and the following four vegetation communities: disturbed coastal sage scrub (0.6 acre), disturbed land (1.8 acres), agriculture (14.7 acres), and non-native grassland (4.3 acres) (*Figure 2.3-1; Table 2.3-1*). The characteristics of the vegetation communities and developed/urban areas onsite are discussed below.

Disturbed Coastal Sage Scrub

Diegan coastal sage scrub is a native plant community characterized by soft, low, aromatic, shrubs and subshrubs characteristically dominated by drought-deciduous species. This community typically occurs on sites with low moisture availability, such as dry slopes and clay-rich soils that are slow to release stored water. Coastal sagebrush (*Artemisia californica*) and flat-top buckwheat (*Eriogonum fasciculatum*) commonly are the dominant plant species in this community. Disturbed coastal sage scrub contains at least 20 percent vegetative cover of native vegetation and over 50 percent vegetative cover of non-native plants.

The area mapped as disturbed coastal sage scrub primarily contains relatively widely spaced spreading goldenbush (*Isocoma menziesii* ssp. *menziesii*) and ground cover of non-native grasses, with occasional native herbs such as slender buckwheat (*Eriogonum gracile* var. *gracile*) California sun cup (*Camissonia bistorta*) and weeds, such as tocalote (*Centaurea melitensis*) and horehound (*Marrubium vulgare*). The disturbed coastal sage scrub extends into areas dominated by non-native grasses to include a few broom baccharis (*Baccharis sarothroides*) and the single Mexican elderberry (*Sambucus mexicana*) on the site. The disturbed coastal sage scrub onsite is relatively poor quality habitat due to the low plant species diversity and sparse cover and has low potential to support the coastal California gnatcatcher.

Disturbed Land

Disturbed land contains predominantly non-native and/or weedy species that indicate disturbance and soil compaction, such as Russian thistle (*Salsola tragus*), telegraph weed (*Heterotheca grandiflora*), horehound (*Marrubium vulgare*), and sow-thistle (*Sonchus oleraceus*). Disturbed land in the northeastern and southeastern portions of the site includes off-road vehicle trails and parking areas. The southeastern area consists of a dirt road (devoid of vegetation) that provides vehicular access between Edgemoor Drive and Cottonwood Avenue. The northeastern area consists of two unnamed dirt access roads, one used for vehicular access and overflow parking for the Edgemoor Geriatric Hospital and the other used for equipment access to the adjacent fields. Most of this area is also unvegetated, with Bermuda grass (*Cynodon dactylon*), foxtail chess (*Bromus madritensis* ssp. *rubens*), and tocalote constituting the plant species that are present.

Agriculture – Row Crops

Ongoing commercial agriculture operations include soil tillage, crop rotation, fallowing, agricultural commodity production, raising livestock, associated farming operations, pastures, and dry land farming. Row crops were tilled, and barley (*Hordeum vulgare*) was planted at the project site in 2007 in areas mapped as agriculture. Due to the low rainfall, the fields did not

produce a successful crop as in previous years. During the 2007 survey, the area contained a sparse cover of barley and occasional Russian thistle and other weedy species.

Non-native Grassland

The area of non-native grassland includes annual grasses typically up to two feet tall, with many annual wildflowers present in years with favorable rainfall. This vegetation community typically occurs on fine-textured soils that are moist or wet in the winter and very dry during summer and fall. To be classified as non-native grassland, 50 to 90 percent of the vegetative cover must be annual plants, mostly non-native species, including some (typically at least 30 percent) non-native grasses, and emergent shrubs and trees must comprise less than 15 percent of the vegetative cover (San Diego 2006a).

Non-native grassland occurs in the northwestern and extreme southeastern portions of the project site. This vegetation community on site is dominated by wild oats, foxtail chess, Mediterranean schismus (*Schismus barbatus*) and rat-tail fescue (*Vulpia myuros*) with native herbs such as horseweed (*Conyza canadensis*), western ragweed (*Ambrosia psilostachya*), telegraph weed, and California sun cup is also present. A drainage just north of the existing LCDF is within the non-native grassland area and contains a variety of more mesic plants, such as Italian ryegrass (*Lolium multiflorum*), dallis grass (*Paspalum dilatatum*), and curly doc (*Rumex crispus*). Although non-native grassland can provide foraging habitat for a number of wildlife species, the small size and overall human disturbance within and around the area has resulted in a habitat that is of relatively low quality compared to available habitat off-site within the San Diego River area.

Urban / Developed

Developed land has infrastructure on it, has been covered with a permanent surface, or has large amounts of debris (San Diego 2006a). Cottonwood Avenue, the existing LCDF, and Edgemoor Geriatric Hospital site are mapped as urban/developed. One coast live oak tree is located within a landscaped area adjacent to the Administration building parking lot on the site. This tree could be used as nesting habitat for raptor species, including the white-tailed kite and Cooper's hawk.

2.3.1.2 Soils

Three soil types are mapped for the project area: Riverwash; Grangeville fine sandy loam, 0 to 2 percent slopes; and Visalia sandy loam, 0 to 2 percent slopes. All three soil types may potentially support hydric inclusions within intermittent streams, alluvial fan, and flood plain landforms, respectively (USDA 1992).

Riverwash consists of excessively drained, rapidly permeable soils that develop in intermittent stream channels. Riverwash is mapped in the northwestern corner of the undeveloped land on site (Bowman 1973).

Both Grangeville and Visalia series soils develop in granitic alluvium and occur in alluvial fans and alluvial plains. Grangeville fine sandy loam is mapped over most of the project site including roughly the southern half of the undeveloped land in the northern portion of the site. This soil is somewhat poorly drained and has moderately rapid permeability and very slow runoff. The grayish-brown surface layer is a moderately alkaline (pH 8.0) calcareous fine sandy loam about 11 inches thick (Bowman 1973).

Visalia sandy loam is mapped over roughly half of the northern portion of the open land. It is moderately well drained, has moderately rapid permeability and very slow runoff. The dark grayish brown surface layer is slightly acidic (pH 6.5) and extends about 12 inches (Bowman 1973).

2.3.1.3 *Special Status Species*

Special status species are those plant and wildlife species that are state or federally listed as endangered, threatened, or rare; listed by CDFG or the California Native Plant Society (CNPS) as special plants or special animals; listed by the County of San Diego as sensitive on Lists A through D for plants or in Groups 1 or 2 for animals; or covered species listed in Table 3-5 of the *Final Multiple Species Conservation Program MSCP Plan*, August 1998.

A total of 47 species of vascular plants (15 native and 32 non-native), and 24 species of wildlife (3 invertebrates, 1 reptile, 14 birds, and 6 mammals) were observed during the surveys as shown in Appendices A and B of the Biological Resources Report (provided as *Appendix E* to this EIR). Of these, only one is a special status species.

Plant Species

No special status plant species were observed on site during the focused rare plant survey conducted in July 2007 and in March 2008, to identify spring blooming annuals. The potential for herbaceous, spring-blooming special status plants to occur in the project area was evaluated based on the species range, and the soils, vegetation communities, and general biological conditions within the project area. The following describes the analysis of the potential for special status plant species to occur.

All MSCP-covered plants and special status plant species reported within the region of the project area (defined as the 9-topographic quadrangles including and surrounding the project area) are outlined in *Table 2.3-2*. Because CDFG and CNPS (2007) do not provide quadrangle-level distribution data for special plants on the CNPS List 3 and 4, those special status plant species were analyzed based on other documented occurrence information (Reiser 2001). Based on the species' known range, habitat and microhabitat requirements, onsite habitat quality, and the results of the focused spring/summer plant survey, four special status plants are considered to have a moderate potential to occur on the project site: the federally listed endangered San Diego ambrosia (*Ambrosia pumila*), CNPS List 1B / County List (List) A Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*), CNPS List 4 / List D golden-rayed pentachaeta (*Pentachaeta aurea*) and Cooper's rein orchid (*Piperia cooperi*).

The federally listed endangered San Diego ambrosia is an herbaceous perennial in the Sunflower Family "Asteraceae" with yellow to translucent flowers blooming from April through October. This species occurs in a variety of associations that are dominated by sparse non-native grasslands or ruderal habitat in association with river terraces, vernal pools, and alkali playas (Munz 1974; Reiser 2001). While this species has a moderate potential to occur in the project vicinity due to presence of soils and species range, it was not detected during the surveys in July 2007 or March 2008 and would have been detectable if present.

Robinson's pepper-grass is an annual herb in the Mustard Family (Brassicaceae) that has divided or lobed leaves along its stem, grows from 4 to 8 inches tall, and flowers between January and April (Munz 1974). It grows in openings in coastal sage scrub and chaparral vegetation below 1,600 feet. In San Diego County, it is typically found on relatively dry, exposed sites (Reiser 2001) and on-site could occur in the disturbed coastal sage scrub. Robinson's pepper-grass would have completed its life cycle and would not have been identifiable during the July 2007 survey even if it were present on the site. However, the species was not observed during the survey in March 2008 and would have been detectable if present.

Golden-rayed pentachaeta is a slender annual herb in the Sunflower Family (Asteraceae) that grows three to twelve inches high and is topped with small flowers with yellow to brownish-orange centers and yellow rays that bloom from April to July (Hickman 1993, Munz 1974). This species is found in open, grassy area below 6,000 feet in coastal sage scrub, cismontane woodland, and lower montane coniferous forest (Munz 1974m CNPS 2001). It was once a common plant on the mesas around the City of San Diego, and now can be found at Miramar Air Station, Torrey Pines State Park, on Del Mar Mesa, and around Cuyamaca Lake and the Laguna Lakes (Reiser 2001). This species was not detected during the surveys conducted in July 2007 and March 2008 and would have been detectable if present.

Cooper's rein orchid is a perennial herb in the Orchid Family (Orchidaceae) with basal leaves and greenish flowers blooming from March to June. Cooper's rein orchid is found from Ventura and San Bernardino Counties south to Baja California and Sonora, Mexico, and on Santa Catalina Island. It occurs in grasslands, shrublands, woodlands and forests below 5000 feet (Hickman 1993, CNPS 2007). This species dies back to the ground in summer and was not detected during the July survey. This species was not detected during the survey conducted in March 2008 and would have been detectable if present.

Special Status Wildlife Species

One special status wildlife species, the black-tailed jackrabbit (*Lepus californicus*), California Special Concern Species (CSC)/County Group (Group) 2, was observed to the west of the project site. Other special status wildlife species that potentially occur onsite are discussed in the following paragraphs.

All MSCP-covered animals and special status wildlife species reported within the region of the project area (defined as the 9-topographic quadrangles including and surrounding the project area) are shown in *Table 2.3-3*. The County status for these special status wildlife species also is provided in the tables. The potential for these species to occur within the project area, based on the habitat quality and quantity, site location and surroundings, species' range, and general biological site conditions is identified in *Table 2.3-3*. Based on this analysis in *Table 2.3-3*, there is a moderate or high potential for 11 additional special status wildlife species to occur onsite.

Focused surveys, conducted in August 2007 by Dudek biologist Paul Lemons (USFWS permit TE-051248), did not detect the presence of coastal California gnatcatcher on the project site and in areas with suitable habitat approximately 500 feet north of the project site, and this species is considered to have low potential to occur on site due to the small amount of potentially suitable habitat on site (0.6 acre of disturbed coastal sage scrub), the disturbed nature of the habitat, and the low plant species richness and sparse cover of the coastal sage scrub.

California Fully Protected Species/Group 1 white-tailed kite (*Elanus leucurus*), CSC/Group 1 Cooper's hawk (*Accipiter cooperii*), as well as other raptor species protected under the California Fish and Game Code may nest in ornamental trees near Edgemoor Geriatric Hospital and in one coast live oak tree on the existing LCDF site and may forage onsite. The red-tailed hawk (*Buteo jamaicensis*) and Cooper's hawk were observed during the surveys (RECON 2005). None of the species were observed during the surveys conducted in 2007.

Orange-throated whiptail (*Cnemidophorus hyperythrus*), San Diego horned lizard (*Phrynosoma coronatum blainvillei*), coast patch-nosed snake (*Salvadora hexalepis*), California horned lark

(*Eremophila alpestris actia*), Dulzura (California) pocket mouse (*Chaetodipus californicus femoralis*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), American badger (*Taxidea taxus*), and coastal western whiptail (*Cnemidophorus tigris stejneri*) have a moderate potential to occur in the limited amount of coastal sage scrub and grassland habitat onsite.

Red-diamond rattlesnake (*Crotalus ruber ruber*) has a high potential to occur in the brush piles adjacent to the agricultural fields in the northeastern part of the site.

Although not observed on-site, yellow-breasted chat (*Icteria virens*) was observed in a patch of southern willow scrub located northwest of the project site. Yellow warbler (*Dendroica petechia brewsteri*) was also observed within 400 feet of the project site (RECON 2005). The least Bell's vireo (*Vireo bellii pusillus*), other riparian dependent songbird species, and the previously mentioned white-tailed kite, Cooper's hawk, and other raptor species may also occur in the riparian vegetation north of the project site.

2.3.1.4 Jurisdictional Wetlands and Waterways

A wetland delineation was performed of the study area, which consists of the 45-acre project site and a 100-foot wide area immediately beyond the perimeter of the site. One drainage, referred to as "Drainage A" and two unnamed tributaries, "A1" and "A2", were identified in the study area. Drainage A, and its associated southern willow scrub vegetation, are located outside of the project boundary within the 100-foot study area (*Figure 2.3-1*); all or portions of A1 and A2 are located within the 45-acre project site. Drainage A is physically connected to an impounded portion of the San Diego River approximately 500 feet north of the project site. Tributary A1 is located partially outside the project boundary. Surface water is discharged offsite into Drainage A and Tributary A1 from two culverts, in the southwestern corner of the existing LCDF, and at Cottonwood Avenue. Tributary A2 is located on the north end of the project site along the southern boundary of an agricultural field and conveys localized agricultural runoff from onsite fields (*Figure 2.3-1*). The jurisdictional areas of the on-site drainages are provided in *Table 2.3-1*.

Tributaries A1 and A2 are physically connected with offsite Drainage A as a result of ongoing flood control activities, but are not hydrologically connected as indicated by the lack of a consistent ordinary high water mark and normal drainage patterns or scour. Tributaries A1 and A2 are not connected to any other above ground water source. However, due to channel morphology, seasonal aquatic nature, and habitat characteristics the channels are considered to be within the jurisdiction of the U.S. Army Corps of Engineers (ACOE), CDFG and RWQCB.

2.3.1.5 *Wildlife Corridors and Habitat Linkages*

The project site is on the southern periphery of the San Diego River corridor riparian system, one of the major east-west habitat linkages within the City. The San Diego River corridor consists of a continuous band of riparian habitat and open water with a considerable amount of disturbed habitat adjacent to the primary riparian corridor. The corridor links open space in Mission Gorge Regional Park and Miramar Naval Air Station to the west to open space surrounding El Capitan Reservoir and the Cleveland National Forest to the east.

The regional linkage/corridor includes land with flat topography that is used by wildlife, including large animals such as bobcat (*Lynx rufus*) and mule deer (*Odocoileus hemionus*) as well as a variety of migratory birds. The only portion of the LCDF site that contributes to this wildlife corridor is the undeveloped land occupied by agricultural fields and disturbed coastal sage scrub, which, although it lacks adequate vegetation to provide cover for use by wildlife, does provide a buffer between riparian and other native habitats along the river and the developed land to the south.

Although the San Diego River corridor consists of generally continuous riparian habitats, it is constrained along its length at several points where urban development, active mining operations, roadway/bridge crossings, and previous habitat disturbance limit the landscape linkage to a narrow band of habitat.

2.3.1.6 *Regional Conservation Planning Context*

Conservation planning efforts currently approved or in progress in San Diego County have the goal of establishing a regional reserve system that will protect natural lands and their associated biota. The ultimate goal of these plans is to establish a regional system of biological reserve areas in conformance with the State of California Natural Communities Conservation Plan Act. The Multiple Species Conservation Plan (MSCP) in southwestern San Diego County is the first of these preserve systems to be established.

The project site is located within the City of Santee's (City) Subarea Planning Area of the County MSCP. The City is in the process of developing a draft habitat conservation plan. A functional east-west habitat linkage would be maintained through the Subarea, with protection of sufficient habitat to support riparian-dependent species and preservation of an adequate riparian buffer area between the core riparian habitats and adjacent land uses.

2.3.2 Analysis of Project Effects and Determination as to Significance

The following significance thresholds for biological resources are based on criteria provided in Appendix G of the State CEQA Guidelines. A significant impact to biological resources would result if the project would:

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service.
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
3. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
4. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

2.3.2.1 *Special Status Species*

Thresholds for the Determination of Significance

A significant biological resources impact would occur if the project would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Analysis

The proposed project could result in impacts to the only special status species detected on site, the black-tailed jackrabbit (CSC). No special status plant species were observed on the project site. A total of four special status plants have a moderate potential to occur on the project site: San Diego Ambrosia, Robinson's pepper-grass, golden-rayed pentachaeta, and Cooper's rein orchid. These special status plant species were not detected during surveys conducted in July 2007 and March 2008. There is a moderate or high potential for 11 special status wildlife species, in addition to the black-tailed jackrabbit, to occur onsite: California Fully Protected Species white-tailed kite; Cooper's hawk, orange-throated whiptail, San Diego horned lizard, coast patch-nosed snake, red-diamond rattlesnake, California horned lark, Dulzura (California) pocket mouse, northwestern San Diego pocket mouse, American badger, all CSC species; and CNDDDB special status coastal western whiptail.

The project could also result in impacts to special status species detected off site and adjacent to the project site. The CSC yellow-breasted chat was observed in a patch of southern willow scrub located outside of the project site. CSC yellow warbler was also observed north of the project site and federally-listed endangered least Bell's vireo, white-tailed kite, Cooper's hawk, and other raptor species may also occur in riparian vegetation north of the project site. Critical habitat for the least Bell's vireo has been designated along the San Diego River approximately 6,500 feet west of the project site, but not within the project site.

The proposed project could result in direct (i.e. grading, construction and demolition) or indirect noise impacts to offsite species as described below.

Direct Impacts

Sensitive Plant Species

A total of four special status plant species have a moderate potential to occur onsite. As described in *Section 2.3.1.3*, none of these species was observed during focused spring and summer rare plant surveys, thus no impacts would occur to special status plant species.

Sensitive Wildlife

The project has the potential to directly impact special status wildlife species detected on site or considered to have a moderate to high potential to occur on site, including the black-tailed jackrabbit, orange-throated whiptail, northern red-diamond rattlesnake, San Diego horned lizard, coast patch-nosed snake, Dulzura pocket mouse, northwestern San Diego pocket mouse, and

American badger, all CSC/Group 2 species; and special status coastal western whiptail. Due to the small area and poor quality of the habitat onsite, the maximum possible number of individuals of each species that could occur onsite is small and loss of all onsite individuals would not affect the species' regional long-term survival due to the small numbers that would be lost and the small amount of their suitable habitat that is located on site. Direct impacts to these species, if present, would be less than significant.

The project has the potential to directly impact nesting California Fully Protected/Group 1 white-tailed kite and CSC/Group 1 Cooper's hawk. Direct impacts to these species and CSC/Group 2 California horned lark, raptor species, or other nesting bird species are covered by the Migratory Bird Treaty Act, which protects all migratory birds and their parts (including eggs, nests, and feathers), and California Fish and Game Code Sections 3503 – 3513 and 3800 – 3801. Direct impacts to these nesting birds/raptors would be significant (Impact BI-1).

Indirect Impacts

Construction (including demolition) is expected to occur over an approximately 36-month period. Noise from construction equipment, including equipment used for demolition, has the potential to impact special status bird species off-site if the noise exceeds the threshold of 60 dB(A) Leq, which has been identified as an impact to special status bird species, such as the federally-endangered least Bell's vireo, based on the theory of masking. Masking of song by construction noise is known to have potential adverse effects on the behavioral activity, including reproduction, of the least Bell's vireo and other special status bird species. The 60 dB(A) Leq construction noise contour line has been calculated to be 500 feet from the project boundary (*Figure 2.3-2*). The nearest sensitive habitat area (potentially suitable habitat for the least Bell's vireo) is located approximately 250 feet to the north of the project site and, thus, noise levels within this habitat could exceed the 60 dB(A) Leq threshold. Special status species identified within or potentially occurring within the riparian vegetation north of the project site are federally-listed endangered/Group 1 least Bell's vireo; Fully Protected/Group 1 white-tailed kite; CSC/Group 1 yellow-breasted chat and Cooper's hawk; CSC/Group 2 yellow warbler; and other raptors (RECON 2005). Thus, special status species that nest within the habitat up to 500 feet from the site would be potentially impacted by construction noise exceeding 60 dB(A) Leq; indirect noise impacts would be significant (Impact BI-2).

The noise levels from construction in noise sensitive habitat areas at a distance of 500 feet or greater are estimated to range between 54 and 59 dB(A) Leq and would not meet the 60 dB(A) Leq threshold. Therefore, impacts would be less than significant for areas beyond 500 feet from the site.

Indirect impacts resulting from lighting occurring within the sensitive habitat along the San Diego River would be minimized since lighting would be directed away from sensitive habitat and the lighting would be shielded to reflect away from the sensitive habitat, which would prevent indirect impacts to the habitat for special status wildlife species, as described in *Section 3.1.1*. Therefore, the indirect impacts of lighting on special status species would be less than significant.

2.3.2.2 Riparian or Sensitive Natural Communities

Thresholds for the Determination of Significance

A significant biological resources impact would occur if the project would:

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Analysis

Sensitive Natural Communities

The project would result in direct, permanent impacts to all 45 acres within the project site, consisting of 0.6 acre disturbed coastal sage scrub, 1.8 acres disturbed land, 14.7 acres agriculture, 4.3 acres non-native grassland, 23.6 acres urban/developed land, and 0.037 acre (0.04 acre when rounded) jurisdictional waters (*Table 2.3-1*). Disturbed coastal sage scrub and non-native grassland are considered sensitive habitats. Jurisdictional waters are considered sensitive habitats and are discussed in *Section 2.3.2.4*. Impacts to disturbed land, agriculture, and urban/developed land are not significant. The permanent removal of 0.6 acre of disturbed coastal sage scrub and 4.3 acres of non-native grassland would be a direct, long-term significant impact (Impact BI-3).

2.3.2.3 Wildlife Movement and Nursery Sites

Thresholds for the Determination of Significance

A significant biological resources impact would occur if the project would:

- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

Analysis

As stated in *Section 2.3.1.4*, the project site is on the southern periphery of the riparian system of the San Diego River, one of the major east-west habitat linkages within the City. The San Diego River is located 600 feet to the north of the proposed project and consists of a continuous band of riparian habitat and open water with a considerable amount of disturbed habitat adjacent to the primary riparian corridor. The habitats on site do not function as part of the wildlife corridor since they are along the outside fringe of the San Diego River floodplain and they are degraded by land disturbances and development. The project site is located approximately 600 feet south of the San Diego River. Therefore, the project would not result in significant impacts to wildlife movement through the San Diego River wildlife corridor as it does not encroach into or significantly reduce the existing width of the corridor.

2.3.2.4 Federal Wetlands

Thresholds for the Determination of Significance

A significant biological resources impact would occur if the project would:

- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Analysis

The eastern portion of Tributary A1 would be impacted either by being filled or placed underground, resulting in the loss of 0.007 acre (104 linear feet) of ACOE/CDFG/ RWQCB-jurisdictional ephemeral waters (*Table 2.3-1*). The western portion of Tributary A1 would not be affected by the project because it is outside of the area to be constructed. Also, the portion of ACOE-jurisdictional Drainage A within the 100-foot study area, outside of the project boundary, would not be affected.

Tributary A2 would be impacted, either by it being filled or placed underground, resulting in the loss of 0.03 acre (592 linear feet) of ACOE/CDFG/ RWQCB-jurisdictional ephemeral waters (*Table 2.3-1*). The total impact to jurisdictional ephemeral waters would be 0.037 acre (0.04 acre when rounded; 696 linear feet). This would be a direct, long-term significant impact (Impact BI-4).

2.3.2.5 Local Policies, Ordinances, and Adopted Plans

Thresholds for the Determination of Significance

A significant biological resources impact would occur if the project would:

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

The City of Santee passed an amendment to Chapter 12.24 of the Santee Municipal Code (September 2007) to designate the coast live oak trees on the County-owned Edgemoor Property as “protected”. One Coast Live Oak tree is located on the existing LCDF site west of Cottonwood Avenue and must be removed to construct the replacement LCDF. The County would not have to obtain a permit from the City to remove this tree because the proposed County project is exempt from regulation by the City. Nonetheless, the City’s ordinance applies as a threshold (Threshold No. 5 above) for purposes of determining if the project would cause a significant impact to biological resources.

Analysis

As stated above in *Section 2.3.1.5*, the property is County-owned land located within the City of Santee and thus is within the boundary of the City’s draft Subarea Plan of the MSCP. Although the proposed project is not subject to the requirements of the City’s Subarea Plan, the project would not impact any plant or wildlife species that would potentially be covered under the Santee Subarea Plan (*i.e.*, that are currently covered under the MSCP framework plan). In addition, the proposed project would not conflict with or preclude assembly of the MSCP Preserve. The proposed project would not conflict with the Subarea Plan; therefore, impacts would be less than significant.

As also discussed above, the City passed an amendment to Chapter 12.24 of the Santee Municipal Code (September 2007) to designate certain trees on County-owned property as “protected”. As explained above, this ordinance does not apply to the proposed County project. Consequently, the County would not have to get a permit from the City to remove the oak tree on the existing LCDF site. However, the ordinance applies for CEQA purposes, and the removal of the one coast live oak tree on the existing LCDF site would be a significant impact (Impact BI-5).

2.3.3 Cumulative Impact Analysis

The cumulative study area for biological resources is the San Diego River Corridor and surrounding upland areas within the Santee area and adjacent unincorporated areas within an approximately 1 mile radius of the project site. This study area was chosen since impacts within this area could cumulatively affect the functions and values of habitats, species, wetlands and riverine systems that comprise important biological resource elements within the region. Potential impacts to biological resources were examined for 11 cumulative projects in the general region of the San Diego River known to contain sensitive biological resources similar to those associated with the proposed LCDF project. *Table 2.3-4* summarizes the biological impacts of cumulative projects that are applicable to the proposed project. From the list of cumulative projects, the mixed use, and retail development associated with the City's Town Center Specific Plan, the Edgemoor Geriatric Hospital demolition and relocation project, and other projects with biological resource impacts similar to the proposed project were included in the study area for cumulative biological resource impacts.

The biological impacts anticipated for the cumulative analysis are shown in *Table 2.3-5*. With the exception of projects that have not completed environmental review, all cumulative projects that have identified biological impacts at the project level have been required to fully mitigate identified significant biological impacts. Impacts were not identified as cumulatively considerable. Therefore, when considered in total, the combined projects would not result in a cumulatively significant impact on biological resources.

As summarized in *Table 2.3-6*, the proposed project would impact significant biological resources in the form of 0.6 acre of disturbed coastal sage scrub, 4.3 acre of non-native grassland, and 0.037 acre (0.04 acre when rounded) of waters of the U.S., and would therefore contribute to the cumulative loss of biological resources in the study area. However, these impacts constitute 0.09% of the cumulative loss of coastal sage scrub, 3% of the cumulative loss of non-native grassland, and 0.4% of the cumulative impacts to waters of the U.S. within the cumulative impacts study area. Because of the small loss to the habitats and mitigation provided by the project, in addition to the fact that the cumulative impacts of all of the identified cumulative projects are less than significant, the projects effects on biological resources are not cumulatively considerable.

2.3.4 Significance of Impacts Prior to Mitigation

Direct impacts to nesting birds/raptors could occur and would be significant (Impact BI-1). Indirect noise impacts to offsite nesting birds would be significant (Impact BI-2). Direct impacts to sensitive natural communities (disturbed coastal sage scrub and non-native grassland),

and to federal wetlands (0.037 acre of ACOE/CDFG/RWQCB-jurisdictional drainages) would be significant (Impacts BI-3 and BI-4, respectively). Impacts to Local Policies, Ordinances, and Adopted Plans due to removal of one coast live oak tree would also be significant (Impact BI-5). Impacts to other biological resource impacts would be less than significant.

2.3.5 Mitigation Measures

Impact BI-1: Sensitive Wildlife Species

M-BI-1 To avoid any direct impacts to white-tailed kite, Cooper's hawk, California horned lark, raptor species, or other nesting birds, removal of habitat that may support active nests shall occur outside of the combined breeding season of January 15 to September 15. If removal of habitat must occur during the breeding season, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds within the construction area. The pre-construction survey must be conducted within 10 calendar days of the start of construction and the results submitted to the County for review and approval prior to initiating any construction activities. Nests that are detected within the proposed impact areas shall be flagged and avoided until nesting is completed. The nest shall be monitored to ensure that no nest is removed or disturbed until all young have fledged or the nest is no longer active. Construction activities shall be avoided for a distance of 300 feet around active nests identified within the project impact area.

Impact BI-2: Indirect Noise Impacts

M-BI-2a To avoid indirect impacts from demolition and construction noise to breeding or nesting least Bell's vireo, white-tailed kite, yellow-breasted chat, Cooper's hawk, yellow warbler, and raptors within the noise contour greater than 60 dB(A) Leq, which is a distance of up to 500 feet from the project site, grading and other mechanized construction activities that produce noise in excess of 60 dB(A) Leq shall be conducted outside of the combined breeding season of January 15 to September 15 for these species. If construction activities must occur during the breeding season, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting raptors and special status bird species listed above within areas exposed to noise levels greater than 60 dB(A) Leq. The pre-construction survey must be conducted within 10 calendar days of the start of construction and the results submitted to the County for review and approval prior to initiating any construction activities.

M-BI-2b If nesting birds are detected during the pre-construction/pre-demolition survey, noise attenuating measures, such as noise walls or berms shall be used to reduce the level of noise within the habitat to less than 60 dB(A) Leq. A qualified acoustician shall monitor noise weekly during site clearing and monthly during active construction or as applicable based on construction schedule when excessive noise may be produced in order to document that the noise levels are kept below 60 dB(A) Leq.

Impact BI-3: Sensitive Natural Communities

M-BI-3a Prior to project implementation, preserve 1.2 acres (2:1 ratio) of Diegan coastal sage scrub and 2.2 acres (0.5:1 ratio) of non-native grassland off-site (*Table 2.3-1*), in accordance with mitigation ratios generally accepted by the County for impacts to these types of habitat. Mitigation is proposed to consist of purchase of credits at the Rancho San Diego Mitigation Bank.

M-BI-3b Impacts to coastal sage scrub habitat may be allowed by obtaining a Habitat Loss Permit in accordance with Section 4(d) of the Endangered Species Act. The Section 4(d) Special Rule allows a loss of five percent of coastal sage scrub habitat in any individual subregion during the preparation of a regional NCCP. The wildlife agencies must concur with the Section 4(d) findings prior to allowing the impacts to coastal sage scrub habitat.

Impact BI-4: Federal Wetlands

M-BI-4 Prior to impacts to 0.037 acre (0.04 acre when rounded) of ephemeral drainage under the jurisdiction of ACOE, CDFG and RWQCB, the County shall obtain the following permits prior to impacts to this resource: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a CDFG Code 1600 Streambed Alteration Agreement. Impacts shall be mitigated at a 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. The site shall be located within the vicinity of the drainage impact or within the watershed of the San Diego River. A conceptual wetland mitigation plan shall be prepared by the County and approved by the resource agencies as required by the applicable permits.

Impact BI-5: Local Policies, Ordinances, and Adopted Plans

M-BI-5 Impacts to one coast live oak tree will be mitigated by planting two replacement coast live oak trees. The replacement trees shall be at least 5-gallon size since trees that are of this size have been shown to be healthier and to grow more quickly than trees that are in larger containers. The trees shall be planted within the landscaped areas of the proposed project where it is suitable to include a relatively large tree and shall be monitored for a period of 5 years. If the trees die during the monitoring period, the trees shall be replaced.

2.3.6 Conclusion

Significant Direct Impact BI-1: Implementation of mitigation measure M-BI-1 would place restrictions on construction activities that would require avoidance of impacts on active nest locations that would ensure that no direct impacts on the species would occur if nesting birds/raptors are detected during pre-construction surveys. With implementation of this mitigation measure, significant direct impacts to nesting birds/raptors would be reduced to less than significant.

Significant Indirect Impact BI-2: Mitigation measures M-BI-2a through M-BI-2b would determine whether sensitive bird species are present within areas where demolition and construction noise would reach 60 db(A) Leq, and would implement temporary noise attenuating measures to reduce this temporary impact to less than significant. The measures, such as noise walls or berms, would reduce the level of noise within the habitat to less than 60 dB(A) Leq and would require monitoring by a qualified acoustician. Significant demolition and construction impacts from noise would therefore be reduced to less than significant.

Significant Direct Impact BI-3: Significant impacts to Diegan coastal sage scrub and non-native grassland would be reduced to less than significant by providing off-site preservation at the Rancho San Diego Mitigation Bank, an approved County mitigation bank, at a 2:1 ratio for Diegan coastal sage scrub, and 0.5:1 ratio for non-native grassland. The mitigation ratios are consistent with guidelines developed by the County for impacts to habitat outside of approved MSCP plans (San Diego 2006b), and are effective in mitigating the impact because preservation within a contiguous, managed preserve system provides a higher biological value to species than can be provided in fragmented habitat that is subject to potential ongoing disturbance.

Significant Direct Impact BI-4: Significant impacts to ACOE/CDFG/RWQCB jurisdictional resources would be reduced to less than significant by the creation of 0.037 acre (0.04 acre when

rounded) of a jurisdictional resource (a creation ratio of 1:1), or by purchasing mitigation credits for this impact, to satisfaction of ACOE, CDFG and RWQCB.

Significant Direct Impact BI-5: Significant impacts to one coast live oak tree would be reduced to less than significant by planting two replacement trees on site which over time would replace the value of the individual oak that would be impacted, and ensure survival of oaks on the site.

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**Table 2.3-1
Vegetation and Land Covers on the Project Site, Impacts and Mitigation**

Vegetation/Land Use	Acreage on site	Direct Impacts (Acres)	Mitigation	
			Ratio/Acreage	
Disturbed coastal sage scrub	0.6	0.6	2:1	1.2
Disturbed Land	1.8	1.8	--	--
Agriculture – Row Crops	14.7	14.7	--	--
Non-native Grassland	4.3	4.3	0.5:1	2.2
Urban/Developed	23.6	23.6	--	--
Jurisdictional Waters* (ACOE/CDFG/ RWQCB)	0.04**	0.04**	1:1	0.04**
Total	45	45	N/A	3.44

* Included in the acreage of non-native grassland on site.

**A small amount of Tributary A1, at the western edge of the property, will not be impacted. Actual impact to jurisdictional waters is 0.037 acre, which rounds up to 0.04 acre.

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Table 2.3-2
Special Status Plant Species that Occur or Potentially Occur Onsite

Scientific Name Common Name	Sensitivity Code & Status (Federal/ State/ MSCP/ CNPS/County List) ¹	Habitat Requirements/ Life Form/Blooming Period	Verified on Site/ Documented off site ²	Potential to Occur On Site	Factual Basis for Determination
<i>Ambrosia pumila</i> San Diego ambrosia	FE/ None/ MSCP NE/ 1B.1/ List A	Chaparral, coastal sage scrub, valley and foothill grassland, vernal pools, often in disturbed areas, sometimes alkaline / perennial herb/ April – October	No/ No	Low	Moderate potential habitat, but not observed during survey during flowering period, however this species has been found in the San Diego River floodplain in Santee. Focused surveys were negative.
<i>Artemisia palmeri</i> San Diego sagewort	None/ None/ None /4.2	Chaparral, coastal sage scrub, riparian forest and scrub, sandy soils/ shrub/ July-September	No/ No	Low	Moderate potential habitat, but shrub not observed during early blooming period.
<i>Atriplex coulteri</i> Coulter's saltbush	None/ None/ None/ 1B.2/ List A	Coastal bluff scrub, coastal dunes, coastal sage scrub, valley and foothill grassland, alkaline or clay soils/ perennial herb/ March- October	No/ No	Low	Moderate potential habitat; but perennial was not observed during flowering period.
<i>Berberis nevini</i> Nevin's barberry	FE/ SE/ MSCP NE / 1B.1/ List A	Chaparral, cismontane woodland, coastal sage scrub, riparian scrub, sandy or gravelly soils/ shrub/ March-April	No/ No	Low	Moderate potential habitat, but shrub not observed during survey.
<i>Centromadia</i> [<i>Hemizonia</i>] <i>pungens</i> ssp. <i>laevis</i> Smooth tarplant	None/ None/ None/ 1B.1/ List A	Chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland/ annual herb/ April-September	No/ Yes	Low	Moderate quality habitat present, but not observed during focused survey during blooming period. About 700 plants observed 0.3 mile south-southwest of nearest natural habitat on site (RECON 2005).
<i>Dichondra</i> <i>occidentalis</i> Western dichondra	None/ None/ None/ 4.2/ List D	Chaparral, cismontane woodland, coastal sage scrub, valley and foothill grassland/ perennial herb/ March-May	No/ No	Low	East of known geographic range (Reiser 2001); habitat marginal.

Table 2.3-2 (Continued)
Special Status Plant Species that Occur or Potentially Occur Onsite

Scientific Name Common Name	Sensitivity Code & Status (Federal/ State/ MSCP/ CNPS/County List) ¹	Habitat Requirements/ Life Form/Blooming Period	Verified on Site/ Documented off site ²	Potential to Occur On Site	Factual Basis for Determination
<i>Ericameria palmeri</i> ssp. <i>palmeri</i> Palmer's goldenbush	None/ None/ MSCP NE/ 2.2/ List B	Coastal sage scrub/ shrub/ September- November	No/ No	Low	Moderate potential habitat, but shrub would have been observed.
<i>Ferocactus</i> <i>viridescens</i> San Diego barrel cactus	None/ None/ MSCP/2.1/ List B	Chaparral, coastal sage scrub, valley and foothill grassland, vernal pools/ shrub/ May- June	No/ No	Low	Moderate potential habitat, but cactus would have been observed.
<i>Githopsis diffusa</i> ssp. <i>filicaulis</i> Mission Canyon bluecup	None/ None/ None/ 3.1/ List C	Chaparral (mesic, disturbed areas)/ annual herb/ May	No/ No	Low	No suitable habitat; outside of known elevational range.
<i>Holocarpha virgata</i> ssp. <i>elongata</i> Graceful tarplant	None/ None/ None/ 4.2/ List D	Coastal sage scrub, cismontane woodland, chaparral, valley and foothill grassland/ annual herb/ August-November	No/ No	Low	Moderate potential habitat, but not observed during summer survey. Plant in vegetative state would have been recognizable at time of survey.
<i>Isocoma menziesii</i> var. <i>decumbens</i> Decumbent goldenbush	None/ None/ None/ 1B.2/ List A	Coastal sage scrub (sandy, often disturbed areas)/ shrub/ April-November	No/ No	Low	Moderate potential habitat, but not observed during summer survey. Even if not in flower, plant would have been recognizable.
<i>Lepidium</i> <i>virginicum</i> var. <i>robinsonii</i> Robinson's pepper- grass	None/ None/ None/ 1B.2/ List A	Chaparral, coastal sage scrub/ annual herb/ January-April	No/ No	Moderate potential; surveys were negative	Marginal suitable habitat present; annual plant could have completed life cycle prior to July survey. Survey conducted in March was negative.

Table 2.3-2 (Continued)
Special Status Plant Species that Occur or Potentially Occur Onsite

Scientific Name Common Name	Sensitivity Code & Status (Federal/ State/ MSCP/ CNPS/County List) ¹	Habitat Requirements/ Life Form/Blooming Period	Verified on Site/ Documented off site ²	Potential to Occur On Site	Factual Basis for Determination
<i>Opuntia californica</i> var. <i>californica</i> [= <i>O. parryi</i> var. <i>serpentina</i>] Snake cholla	None/ None/ MSCP NE/ 1B.1/ List A	Chaparral, coastal sage scrub/ shrub/ April-May	No/ No	Low	Conspicuous plant not observed during surveys.
<i>Pentachaeta aurea</i> Golden-rayed pentachaeta	None/ None/ None/ 4.2/ List D	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland, valley and foothill grassland / annual herb/ April – July	No/ No	Moderate potential; surveys were negative	Marginally suitable habitat present. Plant may have completed life cycle prior to July survey. Spring survey was negative
<i>Piperia cooperi</i> Cooper's rein orchid	None/ None/ None/ 4.2/ List D	Chaparral, cismontane woodland, valley and foothill grassland/ perennial herb/ March – June	No/ No	Moderate potential; surveys were negative	Marginal suitable habitat present. Herb may not have emerged or withered prior to July survey. Spring survey was negative.
<i>Quercus dumosa</i> Nuttall's scrub oak	None/ None/ None/ 1B.1/ List A	Chaparral, coastal sage scrub, sandy and clay loam soils/ shrub/ February-March	No/ No	Low	Moderate potential habitat, but shrub would have been observed.
<i>Quercus engelmannii</i> Engelmann oak	None/ None/ None/ 4.2/ List D	Chaparral, cismontane woodland, riparian woodland, valley and foothill grassland/ deciduous tree/ March - June	No/ No	Low	Moderate potential habitat, but tree would have been observed.
<i>Salvia munzii</i> Munz's sage	None/ None/ None/ 2.2/ List B	Chaparral, coastal sage scrub/ shrub/ February-April	No/ No	Low	Moderate potential habitat, but shrub would have been observed.
<i>Viguiera lanciniata</i> San Diego County viguiera	None/ None/ None/ 4.2/ List D	Chaparral, coastal scrub/ shrub/February-June	No/ No	Low	Moderate potential habitat, but shrub would have been observed.

¹Sensitivity Code & Status Designations:

Federal

FE Federally-listed Endangered
 FT Federally-listed as Threatened

State

SE State-listed as Endangered
 ST State-listed as Threatened

MSCP:

MSCP Covered Species under MSCP

MSCP NE Narrow endemic species covered under MSCP

CNPS LIST

1A: Presumed Extinct in California

1B: Rare or Endangered in California and Elsewhere

2: Rare or Endangered in California, More Common Elsewhere

3: Need More Information

4: Plants of Limited Distribution

CNPS List Extensions:

.1 Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)

.2 Fairly endangered in California (20-80% occurrences threatened)

.3 Not very endangered in California (<20% of occurrences threatened or no current threats known)

County List:

List A Plants rare, threatened or endangered in California and elsewhere

List B Plants rare, threatened or endangered in California but more common elsewhere

List C Plants which may be quite rare, but need more information to determine their true rarity status

List D Plants of limited distribution and uncommon, but not presently rare or endangered

² Observed on-site in 2007 / Observed adjacent to but off site in 2004 (Recon 2005)

Table 2.3-3
Special Sensitive Wildlife Species Detected or Potentially Occurring in Project Area

SCIENTIFIC NAME COMMON NAME	STATUS (FEDERAL/ STATE/ MSCP/ COUNTY GROUP) ¹	HABITAT PREFERENCES / REQUIREMENTS	VERIFIED ON SITE/ DOCUMENTED OFFSITE ²	POTENTIAL TO OCCUR ON SITE	FACTUAL BASIS FOR DETERMINATION
REPTILES					
<i>Aspidoscelis hyperythra beldingi</i> Orange-throated whiptail	None/ CSC/ MSCP/ Group 2	Coastal sage scrub, chaparral, grassland, juniper and oak woodland	No / No	Moderate potential	Although suitable habitat is present, the coastal sage scrub and grassland area is small.
<i>Aspidoscelis tigris stejnegeri</i> Coastal western whiptail	None/ None/ None/ Group 2	Coastal sage scrub, chaparral	No / No	Moderate potential	Although suitable habitat is present, the coastal sage scrub area and grassland is small.
<i>Charina trivirgata</i> Coastal rosy boa	None/ None/ None/ Group 2	Rocky chaparral, coastal sage scrub, oak woodlands, desert and semi-desert scrub	No / No	Low potential	Although suitable habitat is present, the coastal sage scrub area is small, very open, and lacking rock outcrops.
<i>Crotalus ruber ruber</i> Northern red-diamond rattlesnake	None/ CSC/ None/ Group 2	Variety of shrub habitats where there is heavy brush, large rocks, or boulders	No / No	High potential	Although only a small amount of suitable habitat is present, brush piles that provide potential snake habitat are present near the agriculture fields.
<i>Phrynosoma coronatum</i> (<i>blainvillei</i> population) Coast (San Diego) horned lizard	None/ CSC/ MSCP/ Group 2	Coastal sage scrub, annual grassland, chaparral, oak and riparian woodland, coniferous forest	No / No	Moderate potential	Although suitable habitat is present, the coastal sage scrub and grassland area is small.
<i>Salvadora hexalepis virgultea</i> Coast patch-nosed snake	None/ CSC/ None/ Group 2	Chaparral, washes, sandy flats, rocky areas	No / No	Moderate potential	Although suitable habitat is present, the coastal sage scrub and grassland area is small.
Birds					
<i>Accipiter cooperii</i> Cooper's hawk (nesting)	None/ CSC/ MSCP/Group 1	Riparian and oak woodlands, montane canyons	No / Yes	High potential to forage onsite, may nest in ornamental trees onsite.	Observed flying overhead about 1,000 ft. west of site (RECON 2005); not observed by Dudek in 2007; suitable nesting habitat present in tall trees near Edgemont Hospital and LCDF.

Table 2.3-3 (Continued)
Special Sensitive Wildlife Species Detected or Potentially Occurring in Project Area

SCIENTIFIC NAME COMMON NAME	STATUS (FEDERAL/ STATE/ MSCP/ COUNTY GROUP) ¹	HABITAT PREFERENCES / REQUIREMENTS	VERIFIED ON SITE/ DOCUMENTED OFFSITE ²	POTENTIAL TO OCCUR ON SITE	FACTUAL BASIS FOR DETERMINATION
<i>Agelaius tricolor</i> Tricolored blackbird	BCC, USBC/ CSC/ MSCP/Group 1	Nests near fresh water, emergent wetland with cattails or tules; forages in grasslands, woodland, agriculture	No / No	No potential	No suitable habitat on site. May winter or breed within the San Diego River area (Unitt 2004).
<i>Aimophila ruficeps canescens</i> Southern California rufous-crowned sparrow	None/ CSC/ None/Group 1	Grass-covered hillsides, coastal sage scrub, chaparral with boulders and outcrops	No / No	Low potential	Although suitable habitat is present, the coastal sage scrub and grassland area is small.
<i>Ammodramus savannarum</i> Grasshopper sparrow	None/ None/ None/Group 1	Restricted to native grassland	No / No	Low potential	Although suitable habitat is present, the grassland area is small.
<i>Amphispiza belli belli</i> Bell's sage sparrow	BCC/ CSC/ None/Group 1	Coastal sage scrub and dry chaparral along coastal lowlands and inland valleys	No / No	Low potential	Although suitable habitat is present, the coastal sage scrub area is small and very disturbed.
<i>Aquila chrysaetos</i> Golden eagle (nesting and wintering)	BCC/ CSC, P/ MSCP/Group 1	Open country, especially hilly and mountainous regions; grassland, coastal sage scrub, chaparral, oak savannas, open coniferous forest	No / No	Low potential to forage onsite, no potential to breed onsite	Some suitable foraging habitat is present onsite. No suitable nesting habitat is present.
<i>Athene cunicularia</i> Burrowing owl (burrow sites)	None/CSC/ MSCP/Group 1	Grassland, lowland scrub, agriculture, coastal dunes and other artificial open areas	No / No	Low potential	Although suitable habitat is present, the coastal sage scrub and grassland area is small. No potential burrowing owl burrows or sign was observed during wildlife surveys of the site.
<i>Buteo regalis</i> Ferruginous hawk (wintering)	BCC/ CSC/ MSCP/Group 1	Open, dry country, grasslands, open fields, agriculture	No / No	Low potential to winter onsite	Although suitable habitat is present, the coastal sage scrub and grassland area is small.
<i>Buteo swainsoni</i> Swainson's hawk (nesting)	BCC, USBC/ ST/ MSCP/Group 1	Open grassland, shrublands, croplands	No / No	Low potential to winter onsite	Although suitable habitat is present, the coastal sage scrub and grassland area is small.
<i>Circus cyaneus</i> Northern harrier(nesting)	None/ CSC/ MSCP/Group 1	Open wetlands (nesting), pasture, old fields, dry uplands, grasslands, rangelands, coastal sage scrub	No / No	Low potential	Although suitable habitat is present, the coastal sage scrub and grassland area is small.

Table 2.3-3 (Continued)
Special Sensitive Wildlife Species Detected or Potentially Occurring in Project Area

SCIENTIFIC NAME COMMON NAME	STATUS (FEDERAL/ STATE/ MSCP/ COUNTY GROUP) ¹	HABITAT PREFERENCES / REQUIREMENTS	VERIFIED ON SITE/ DOCUMENTED OFFSITE ²	POTENTIAL TO OCCUR ON SITE	FACTUAL BASIS FOR DETERMINATION
<i>Elanus leucurus</i> (nesting) White-tailed kite	MNBMC/ P/Group 1	Open grasslands, savanna-like habitats, agriculture, wetlands, oak woodlands, riparian	No / No	Moderate potential to nest and forage onsite	Suitable nesting habitat present in tall trees near Edgemont Hospital and LCDF.
<i>Eremophila alpestris actia</i> California horned lark	None/ CSC/ Group 2	Open habitats, grassland, rangeland, shortgrass prairie, montane meadows, coastal plains, fallow grain fields	No / No	High potential	Suitable grassland and coastal sage scrub is present onsite, however only a small amount of habitat is present.
<i>Falco mexicanus</i> Prairie falcon (nesting)	BCC/ CSC/Group 1	Grassland, savannas, rangeland, agriculture, desert scrub, alpine meadows; nest on cliffs or bluffs	No / No	Low potential	No suitable cliffs for nesting. May fly over during winter or migration.
<i>Falco peregrinus anatum</i> American peregrine falcon	BCC, (FD)/ SE, P/ MSCP/Group 1	Nests on cliffs, buildings, bridges; forages in wetlands, riparian, meadows, croplands, especially where waterfowl are present	No / No	Low potential	No suitable habitat is present onsite, however, may fly over during winter and migration.
<i>Poliophtila californica californica</i> Coastal California gnatcatcher	FT, USBC/ CSC/ MSCP/Group 1	Coastal sage scrub, coastal sage scrub-chaparral mix, coastal sage scrub-grassland ecotone, riparian in late summer	No / No	Low potential	Although a small amount of coastal sage scrub is present, the habitat is not very suitable due to low diversity and cover. Not detected during focused surveys.
<i>Siala mexicana</i> Western bluebird	None/None/ MSCP/ Group 2	Open forests of deciduous, coniferous or mixed trees, savanna, edges of riparian woodland	No / No	Low potential	No suitable habitat on site however could use landscape trees within the facility for foraging during winter
<i>Vireo bellii pusillus</i> Least Bell's vireo (nesting)	FE, BCC, USBC/ SE/ MSCP/Group 1	Nests in southern willow scrub with dense cover within 1-2 meters of the ground; habitat includes willows, cottonwoods, baccharis, wild blackberry or mesquite on desert areas	No / Yes	No potential	No suitable habitat is located onsite. Four territories with 2 nests observed about 1,000 ft. north of site (RECON 2005).
MAMMALS					
<i>Chaetodipus californicus femoralis</i> Dulzura (California) pocket mouse	None/CSC/ None/ Group 2	Coastal sage scrub, chaparral, riparian-scrub ecotone; more mesic areas	No / No	Moderate potential	Although limited amount of habitat is present onsite, the species could occur within the coastal sage scrub and grassland areas.

Table 2.3-3 (Continued)
Special Sensitive Wildlife Species Detected or Potentially Occurring in Project Area

SCIENTIFIC NAME COMMON NAME	STATUS (FEDERAL/ STATE/ MSCP/ COUNTY GROUP) ¹	HABITAT PREFERENCES / REQUIREMENTS	VERIFIED ON SITE/ DOCUMENTED OFFSITE ²	POTENTIAL TO OCCUR ON SITE	FACTUAL BASIS FOR DETERMINATION
<i>Chaetodipus fallax fallax</i> Northwestern San Diego pocket mouse	None/CSC/ None/ Group 2	Coastal sage scrub, grassland, sage scrub- grassland ecotones, sparse chaparral; rocky substrates, loams and sandy loams	No / No	Moderate potential	Although limited amount of habitat is present onsite, the species could occur within the coastal sage scrub and grassland areas.
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	None/ CSC/ None/ Group 2	Arid habitats with open ground; grasslands, coastal sage scrub, agriculture, disturbed areas, rangelands	No / Yes	Observed on site in 2007	One individual observed in northern portion of site. Also observed 200 feet west of site by RECON (2005).
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	None/ CSC/ None/ Group 2	Coastal sage scrub, chaparral, pinyon- juniper woodland with rock outcrops, cactus thickets, dense undergrowth	No / No	Low potential.	No middens observed on site.
<i>Odocoileus hemionus</i> Mule deer	None/ None/ MSCP/ Group 2	Coastal sage scrub, chaparral, riparian, woodlands, forest; often browses in open areas adjacent to cover	No / No	Low potential	Although some open areas are present onsite, cover is limited and the site is too small to support the species.
<i>Puma concolor</i> Mountain lion	None/ Regulated/ MSCP/ Group 2	Coastal sage scrub, chaparral, riparian, woodlands, forest; rests in rocky areas, and on cliffs and ledges that provide cover	No / No	Low potential	Although some open areas are present onsite, cover is limited and the site is too small to support the species.
<i>Taxidea taxus</i> American badger	None/ CSC/ MSCP/ Group 2	Dry, open treeless areas, grasslands, coastal sage scrub	No / No	Moderate potential	Soils onsite may be suitable, however no sign of badger activity was observed
INVERTEBRATES					
<i>Euphydryas editha quino</i> Quino checkerspot butterfly	FE/None/None/ Group 1	Sparsely vegetated hilltops, ridgelines, occasionally rocky outcrops; host plant <i>Plantago erecta</i> and nectar plants must be present	No / No	No potential.	Although coastal sage scrub is present, no host plant is present and habitat area is very small.

¹ Status Designations:

Federal

- BCC Fish and Wildlife Service: Birds of Conservation Concern
- FC Candidate for federal listing as threatened or endangered
- (FD) Federally-delisted; monitored for five years
- FE Federally-listed Endangered

Table 2.3-3 (Continued)
Special Sensitive Wildlife Species Detected or Potentially Occurring in Project Area

FT Federally-listed as Threatened
 MNBMC Fish and Wildlife Service Migratory Nongame Birds of Management Concern
 USBC United States Bird Conservation Watch List

State:

CSC California Special Concern Species
 P California Department of Fish and Game Protected and Fully Protected Species
 SE State-listed as Endangered
 ST State-listed as Threatened

MSCP:

MSCP Covered Species under MSCP

County Group:

Group 1 from County of San Diego Sensitive Animal List
 Group 2 from County of San Diego Sensitive Animal List

² Observed on site in 2007 / Observed adjacent to but off site in 2004 (Recon 2005)

**Table 2.3-4
Biological Cumulative Projects**

Project No. (from Table 1-5)	Project Name	Status	Project-Level Biological Impact
4	San Diego River Restoration, Edgemoor Property, P-06-02/AEIS06-20	MND approved by Santee City Council on 7/11/07	Impacts to sensitive species and wetland areas. Potential indirect impacts related to construction noise, inadvertent encroachment into wetland/riparian habitat, habitat degradation. Sensitive species include: least Bell's vireo, coastal California gnatcatcher, yellow warbler, Cooper's hawk, San Diego black-tailed jack rabbit, American white pelican. 35.1 acres of vegetation will be impacted (0.402 acres of freshwater marsh, 0.20 acres of Diegan Coastal Sage Scrub, 0.50 acres of Baccharis Scrub, 23.5 acres of non-native grassland, 5.60 acres of agricultural land, 1.60 acres of disturbed habitat, 3.00 acres of tamarisk scrub, and 0.30 acres of southern cottonwood willow riparian forest).
5	Villages at Fanita, TM05-04/ DR05-06/AEIS05-12	Approved by Santee City Council on 12/5/07	<p>The project would have direct and indirect impacts on candidate, sensitive, or special status plant species. The project would result in direct permanent loss of four sensitive plant species: variegated dudleya (2,427 individuals), San Diego goldenstar (8,756 individuals on 49.1 acres), San Diego barrel cactus (1,948 individuals), and Coulter's saltbush (15 individuals on 0.08 acres). The project would result in direct temporary loss of five individual San Diego barrel cactus plants and 301 individual San Diego goldenstar on 1.8 acres. The project would result in indirect impacts to sensitive vegetation communities both during and after construction as a result of increased human presence, invasive species and fugitive dust. The project would result in indirect impacts to sensitive wildlife species including nesting raptors and other nesting avian species due to increased human presence, invasive plants, exposure to urban pollutants, soil erosion, fire and hydrological change.</p> <p>Direct impacts to suitable habitat for sensitive species, including coastal California gnatcatcher (9 pairs), Bell's sage sparrow (13 point locations), southern California rufous-crowned sparrow (23 point locations), cactus wren (4 locations), grasshopper sparrow (15 locations), western spadefoot toad (19 breeding basins), coast horned lizard, orange-throated whiptail, San Diego black-tailed jackrabbit, San Diego fairy shrimp (36 basins), Quino checkerspot butterfly (991.1 acres), and Hermes copper butterfly (2 locations) would be significant because of their regional status as sensitive biological resources.</p> <p>The project would result in the following direct impacts to habitat: annual grassland (7.6 acres), annual non-native grassland (102.4 acres), coast live oak woodland (2.9 acres), coastal sage scrub (536.5 acres), southern mixed chaparral (263.0 acres), valley needlegrass grassland (84.9 acres), coast live oak riparian forest (0.5 acres), mulefat scrub (0.3 acres), sycamore alluvial woodland (0.2 acres), cismontane alkali marsh (0.1 acres), and ephemeral stream channel (2.4 acres). The project would also interfere with wildlife corridors, conflict with local policies in the MSCP, and contribute to a cumulative regional loss of sensitive plants, animals, and vegetation communities (all mitigated to less than significant, and not cumulatively considerable).</p>

Table 2.3-4 (Continued)
Biological Cumulative Projects

Project No. (from Table 1-5)	Project Name	Status	Project-Level Biological Impact
7	Riverwalk Subdivision	Project under construction	Potential impact to 0.04 acre of open water channel, 1.23 acres of disturbed riparian wetland and 0.18 acres of disturbed freshwater marsh would occur. Potential impacts to least Bell's vireo (1 individual) would occur (all biology impacts mitigated to less than significant).
8	Sky Ranch Development	Project under construction	<p>Potential impacts to candidate, sensitive or special status species, sensitive natural communities, and protected wetlands (mitigated to less than significant).</p> <p>Impacts to California gnatcatchers, San Diego County viguiera, southern California rufous-crowned sparrow, San Diego horned lizard, orange-throated whiptail, red-diamond rattlesnake, San Diego black-tailed jack rabbit, Cooper's hawk, northern harrier, other nesting raptors and Diegan coastal sage scrub habitat.</p> <p>Impacts to 130.5 acres of CSS, 0.2 acres of non-native grassland, 0.14 acres of non-wetland Waters of the US.</p>
13	Hollywood Theatre	Project continued indefinitely	Potential impact to smooth tarplant (7,482 individuals) and burrowing owls (mitigated to less than significant).*
14	Riverview Residential	Project constructed	Potential impact to smooth tarplant (7,482 individuals) and burrowing owls (mitigated to less than significant).*
17	Santee Town Center Specific Plan Amendment	Project approved in January 2006	Sensitive habitat impacts would occur to 9.83 acres of Diegan coastal sage scrub, 0.42 acres of southern willow scrub, 25.01 acres of non-native grassland, and 0.14 acres tamarisk scrub. Sensitive species impacts would occur to 700 smooth tarplant individuals. There is a low to moderate potential for the proposed project to impact the following sensitive wildlife species: gnatcatchers, least Bell's vireo, western burrowing owls, and nesting raptors. Also, 0.50 acres of impacted ACOE jurisdictional areas and 0.97 acres of CDFG jurisdictional areas would be significantly impacted. All biology impacts would be mitigated to less than significant.
18a	Edgemoor Skilled Nursing Facility	Project under construction	<p>Potential direct impact to raptor nests. Potential indirect impacts to two-striped garter snake, turkey vulture, white-tailed kite, Cooper's hawk, southwestern willow flycatcher and least Bell's vireo (not observed onsite) due to construction noise. Inadvertent encroachment into sensitive areas during and after construction, by project lighting and by invasive, non-native species, would also result in significant impacts.</p> <p>Impacts to emergent wetland (0.09 acres), Eucalyptus woodland (0.86 acres), non-native vegetation (0.61 acres).</p>

Table 2.3-4 (Continued)
Biological Cumulative Projects

Project No. (from Table 1-5)	Project Name	Status	Project-Level Biological Impact
18b	Edgemoor Facility Demolition Project	NOP issued 12/4/07; Draft EIR in process	Potential significant impact to smooth tarplant, Townsend's big-eared bat, pallid bat, raptors, and Yuma myotis bat.**
19	Lakeside Downs	Draft EIR in process	Potential significant impacts.**
20	Ladera	Final Map approved by City Council 12/12/07	Significant impacts to 2.14 acres of coastal sage scrub (mitigated to less than significant)

* = It should be noted that the City of Santee's CEQA documents for Hollywood Theatre and Riverview Residential project report the exact same biological resource impacts for these two projects even though these projects are located on two distinct sites within the Riverview Corporate Office Park.

** = Specific impacts are not yet known due to preliminary nature of project CEQA documents.

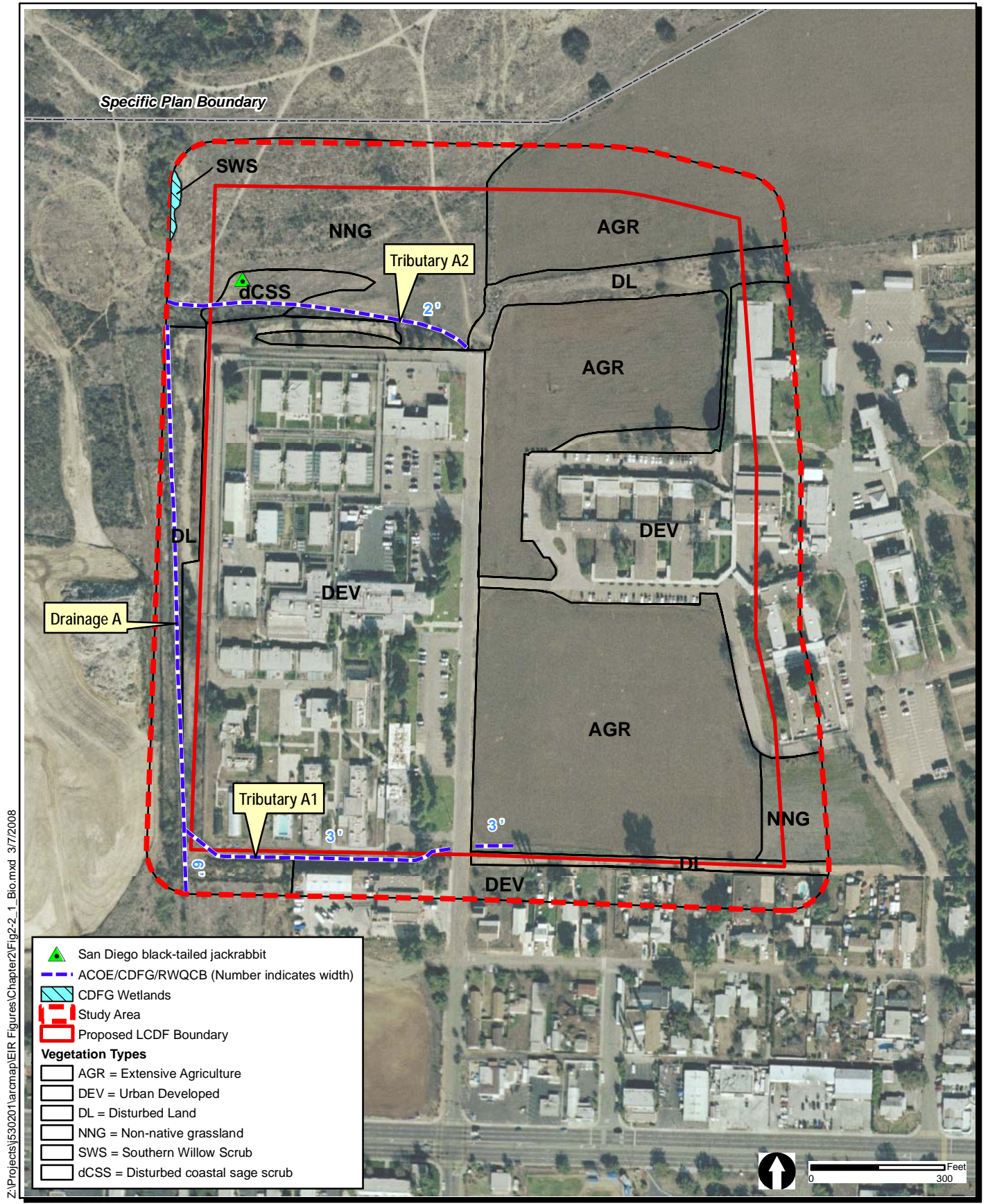
Table 2.3-5
Cumulative Impact Comparison for Biological Resources

Project	DIRECT IMPACTS				INDIRECT IMPACTS
	coastal sage scrub (including disturbed coastal sage scrub) (acres)	annual (non-native) grassland (acres)	ACOE/jurisdictional wetlands (acres)	Nesting birds/raptors	Special status birds (noise)
LCDF	0.6	4.3	0.04 acres	yes	yes
4	0.2	23.5	0.72 acres	yes	
5	536.5	102.4	3.5 acres	yes	yes
7	-	-	1.45 acres	-	-
8	130.5	0.2	0.14 acres	yes	-
13	-	-	-	-	-
14	-	-	-	-	-
17	9.83	25.01	1.47 acres	yes	-
18a	-	-	0.09 acres	yes	-
18b	-	-	-	yes	-
19	Not yet determined	Not yet determined	Not yet determined	Not yet determined	Not yet determined
20	2.14 acres	-	-	-	-

Table 2.3-6
Cumulative Impacts Analysis for Biological Resources

Biological Resource	Cumulative Impact	Proposed LCDF Project Impacts (Acres)	Percentage of Total Cumulative Impact Resulting from Proposed LCDF Project
<i>Vegetation Communities – total acreage impacts resulting from projects within cumulative impact analysis area</i>			
Coastal Sage scrub	679.7 acres	0.6	0.09%
Non-native grassland	155.81 acres	4.3	3%
Waters of the U.S.	7.41 acres	0.04	0.4%
<i>Special Status Species with Significant Impacts – Number of projects within Cumulative Impact analysis area</i>			
Nesting birds/raptors	6 projects	Potential	unknown
Indirect impacts to birds from noise	1 project	Potential	unknown

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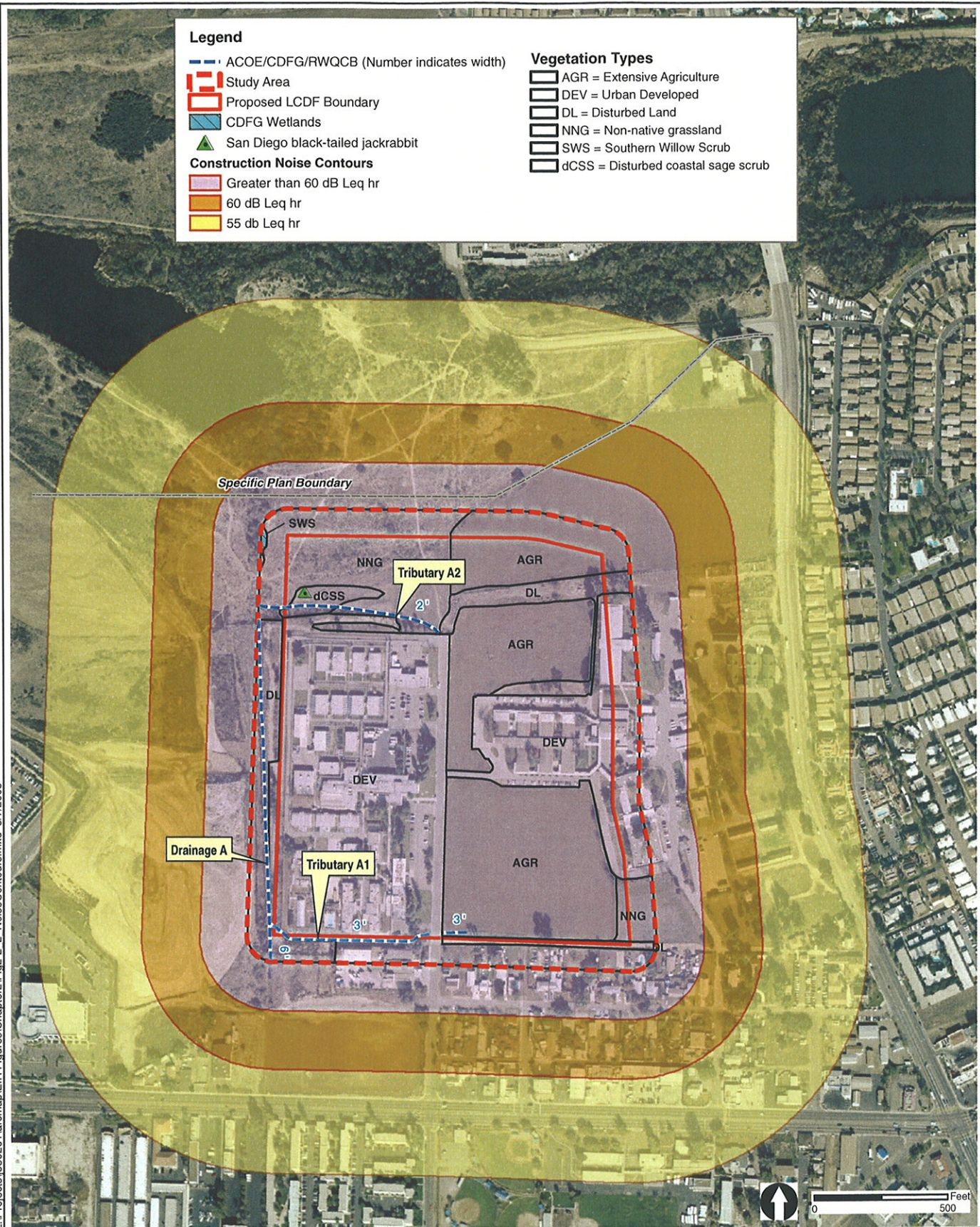


Las Colinas Detention Facility EIR
Biological Resources

FIGURE
2.3-1

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SOURCE: AirphotoUSA 2006

Las Colinas Detention Facility EIR
Construction Noise Contours - dB Leq hr

FIGURE
2.3-2

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2.4 Geology and Soils

This evaluation of geology and soils impacts incorporates by reference per Section 15150 (c) of the CEQA Guidelines (see *Section 1.2.2*) the results of the Geotechnical Investigation prepared by Geocon Incorporated for the City's Town Center Specific Plan (Geocon 2004). The Geotechnical Investigation included the proposed project site as part of the Town Center Specific Plan MEIR. In particular, this EIR section relies on Geocon's analysis of onsite geologic and soils conditions, including groundwater and liquefaction characteristics, which are further described below.

This section also examines the potential impacts to paleontological resources (i.e., fossils) that may result with development of the proposed project. The analysis of paleontological resources was conducted by first reviewing the geologic and stratigraphic setting of the project area, followed by an assessment of the area's relative paleontological resource sensitivity to determine the likelihood of paleontological resources on the project site. Potential impacts and recommended mitigation measures are based on the likelihood of paleontological resources present in the area of the proposed project development. The analysis is based on a review of the relevant literature, including a 1993 summary of the paleontological resources of San Diego County prepared by T.A. Deméré and S.L. Walsh, which provides relevant information on the paleontology, distribution and resource sensitivity of all local sedimentary formations. These were used in conjunction with the most recent U.S. Geological Society (USGS) geologic map of the area and a technical study prepared by Geocon Incorporated (2004). A records search of the Department of Paleontology at the San Diego Natural History Museum (SDNHM) was also conducted and is included in *Appendix B*.

The analysis of potential impacts to mineral resources is based on information contained in the Department of Conservation (DOC), Division of Mines and Geology Mineral Land Classification (1996).

2.4.1 Existing Conditions

2.4.1.1 *Regional Geologic Setting*

The proposed project site is located near the junction of a relatively narrow coastal plain and the Peninsular Mountain Ranges of southwestern California and Baja California. The coastal plain is made up of a series of marine terraces, which are deeply incised by canyons and tributaries, including the channel of the San Diego River located to the north of the project site. The project site is located within the San Diego River Valley.

Topography

The site is relatively flat and slopes downward to the north towards the San Diego River. Elevation onsite is approximately 340 feet AMSL.

2.4.1.2 *Subsurface Soil and Rock Conditions*

The site is underlain by previously placed fill and alluvium. The surficial deposits are underlain by an undifferentiated paleochannel deposit that is not assigned as a formational unit in the geologic literature. These units are described in the following order of increasing age as follows:

Later Quaternary

The term “alluvium” is a general one used for geologically young unconsolidated fine-grained to coarse-grained materials such as clay, silt, sand, and gravel that have been deposited by streams or running water, and usually accumulate in topographic depressions or in the bottoms of canyons or stream beds. Alluvium covers the entire project area to depths of 27 to 38 feet (Geocon 2004).

Younger alluvium materials are poorly consolidated sediments of relatively recent age (i.e. generally younger than 10,000 years old). In the project area younger alluvial deposits are confined to the San Diego River channel located north of the project site, dissecting the older alluvial deposits discussed below. Geologically young alluvial deposits rarely contain fossil material. The records search at the SDNHM found no fossil localities within a one mile radius of the project site occurring in younger alluvial deposits. These deposits are classified as having “low paleontological resource sensitivity” by Deméré and Walsh (1993).

Older Quaternary Alluvium

Older Quaternary alluvial deposits in San Diego County include several depositional settings ranging in age from 10,000 to 700,000 years old. Tan (2002) mapped the older alluvial deposits on the project site as “Late Pleistocene alluvial deposits; moderately consolidated, poorly sorted flood plain deposits consisting of gravelly, sandy silt, and clay”. Older alluvium occurs across the project area covering all areas not otherwise covered by the younger alluvial deposits associated with the active river channel.

In other areas of the County, most notably in the San Luis Rey River Valley, older alluvial deposits have yielded scattered vertebrate remains of late Pleistocene age (Deméré and Walsh 1993). Subsequent sampling has found only very few new fossils. The lack of new material is thought to be, in part, due to poor exposures and insufficient sampling and new exposures

created by excavation projects and increased attention will uncover additional fossil material (Deméré and Walsh 1993).

The records search at the SDNHM found no fossil localities within a one-mile radius of the project site. However, there is one important fossil locality in the El Cajon Valley, 3.5 miles south southeast of the project site, in older floodplain deposits similar to those occurring on the project site. This locality (SDSNH Locality 3157) produced a fragmentary tusk of a Pleistocene proboscidean (mastodon or mammoth). The fossil was discovered in 1975 at a depth of 3.5 feet below ground surface during excavation for the civic auditorium in downtown El Cajon.

The above occurrence in a similar depositional setting within the region highlights the potential of older alluvial deposits to yield important fossil discoveries. Within the project site these deposits are assigned moderate paleontological resource sensitivity.

Paleochannel Deposit

The paleochannel deposit formation is designated as “unnamed” in the Geocon study (2004) and is found underlying the alluvium deposits across most of the project area at depths of 27 to greater than 35 feet below ground surface. The description of rocks assigned to this unit did not match described formations in the area. Based on the description provided by Geocon, it is likely these deposits are a part of one of the Eocene aged deposits that are found in the vicinity and not an older alluvium deposit. The description of the paleochannel deposit most closely resembles the Friars Formation found to the north and west of the project, which in this area is assigned high paleontological resource sensitivity by Deméré and Walsh (1993).

The Friars Formation is almost entirely fluvial in origin, but occasional marine facies are present in more western areas. The eastern, non-marine exposures of the Friars Formation have produced rich and diverse assemblages of terrestrial vertebrate fossils, such as opossums, insectivores, primates, rodents, artiodactyls, and perissodactyls. The Friars Formation has also yielded important leaf floras (Deméré and Walsh 1993).

The other formations found in the near vicinity to which the paleochannel deposit might be assigned include the Stadium Conglomerate and the Mission Valley Formation, which have high to moderate paleontological resource sensitivities.

Due to the lack of specific information on the geologic formation, the records search did not include the paleochannel depositional unit. Based on the likely placement within the Friars Formation, which is assigned high paleontological resource sensitivity, the paleochannel deposit is also assigned high paleontological resource sensitivity.

2.4.1.3 *Groundwater Conditions*

Groundwater is subsurface water that occurs within the void space of soils and geologic formations. Aquifers are groundwater-bearing formations sufficiently permeable to transmit and yield significant quantities of water. In the geotechnical investigations prepared for the Town Center Specific Plan Amendment, groundwater was encountered at depths of 6.5 feet below the ground surface near the San Diego River, approximately 500 feet north of the project site, and 16 feet below the ground surface near the Mission Gorge Road and Cottonwood Avenue intersection, approximately 500 south of the project site (Geocon 2004).

2.4.1.4 *Geologic Hazards*

Faulting and Seismicity

Based on the commonly accepted definition provided by the California Mining and Geology Board, an active fault is a fault which has had surface displacement within Holocene time (within approximately the last 11,000 years). The State Geologist has defined a potentially active fault as any fault considered to have been active during Quaternary time (within the last 1,600,000 years). These definitions are used in delineating earthquake fault zones as mandated by the Alquist-Priolo Earthquake Faulting Zones Act. The intent of this act is to assure that any urban development planned on or near traces of active faults is planned in accordance with seismic safety considerations.

The project site is located within seismically active Southern California. However, the site is not located within an earthquake fault zone, and there are no active, potentially active, or inactive faults that transect the project site. The nearest known active regional fault is the Rose Canyon Fault Zone. The closest trace for this fault zone is located approximately 13 miles west of the site. Inactive faults in the vicinity of the project site include the Elsinore and San Jacinto faults. The Elsinore fault is located approximately 28 miles to the northeast, and the San Jacinto Fault is located approximately 50 miles to the northeast.

Subsidence/Ground Rupture

Soil rupture refers to the rolling motion of the ground surface by the passage of seismic surface waves. Effects of this nature are likely to be most severe where the thickness of soft sediments varies appreciably under structures. Breaking of the ground because of faulting is not likely to occur onsite due to the absence of known faults on the site.

Liquefaction

Liquefaction can be caused by strong vibratory motion due to earthquakes. Research and historical data indicate that loose, saturated granular soils are susceptible to liquefaction and dynamic settlement. Liquefaction is typified by a loss of shear strength in the affected soil layer, thereby causing the soils to act as a viscous liquid. This effect may be manifested by excessive settlements and sand boils at the ground surface. Layers of alluvium deposits and sandy loam and riverwash soils below the groundwater table could be subject to liquefaction.

The presence of shallow groundwater combined with loose, sandy, alluvial deposits indicates conditions prone to liquefaction. Liquefaction analyses revealed isolated layers within the alluvium are potentially liquefiable (Geocon 2004).

Landslides, Mudflow and Other Erosion Hazards

Landslides are anticipated when severe wet weather results in agglomeration of hillside soils. As a result, heavy, super-saturated soil slips downhill. The project site is not located within a State or County defined landslide hazard zone as identified in the City of Santee General Plan 2020, nor is it located on or below slopes prone to landslides.

Similar to landslides, mudflows occur during severe weather in or adjacent to mountainous terrain. Large boulders and sediment move downhill as a result of sudden onslaught of water. This hazard is prone to occur in areas affected by fire that are relatively void of vegetation. The project is located away from mountainous terrain. This hazard is expected to be minimal at the project site.

2.4.1.5 Mineral Resources

As mandated by the Surface Mining Reclamation Act of 1975, the California State Minerals and Geology Board classifies California mineral resources with the Mineral Resource Zone (MRZ) system. These zones have been established based on the presence or absence of significant sand and gravel deposits and crushed rock source area, (i.e., products used in the production of cement). The classification system emphasizes Portland Cement Concrete (PCC) aggregate, which is subject to a series of specifications to ensure the manufacture of strong durable concrete. The following guidelines are presented in the mineral land classification for the region:

- MRZ-2 – Areas where adequate information indicates that significant mineral deposits are present or where it is judged that there is a high likelihood for their presence.

- MRZ-3 – Areas containing mineral deposits, the significance of which cannot be evaluated from available data.
- MRZ-4 – Areas where available information is inadequate for assignment to any other MRZ zone.

The San Diego River is located to the north of the project site where minerals (soil, gravel and rock) have been classified as MRZ-2. The MRZ-2 zone extends from the San Diego River south to Mission George Road and encompasses the entire 45-acres project site. No other mineral resources occur within the project site.

2.4.2 Analysis of Project Effects and Determination as to Significance

Geologic and soil conditions including paleontology were evaluated with respect to the impacts the project may have on the local geology, as well as the impact specific geologic hazards may have upon the proposed project. The identified significance thresholds for geology and soils including paleontological and mineral resources, are based on criteria provided in Appendix G of the State CEQA Guidelines.

The project would have a significant impact to geology and soils if the project would:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.
- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.
- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.
- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.
- Result in substantial soil erosion or the loss of topsoil.
- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.
- Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

2.4.2.1 Fault Rupture

Thresholds for the Determination of Significance

The project would have a significant geology and soils impact if the project would:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Analysis

No active or potentially active faults are known to exist on or in the immediate vicinity of the project site. In addition, the project site is not located in a hazard zone identified by the Alquist-Priolo Earthquake Fault Zone Map. Therefore, the project would not expose people or structures to substantial adverse effects, and no significant impacts associated with fault rupture would occur.

2.4.2.2 Strong Seismic Ground Shaking

Thresholds for the Determination of Significance

A significant geology and soils impact would occur if the project would:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

Analysis

The nearest known active regional faults are within Rose Canyon Fault Zone. The closest projected trace for this fault zone is located approximately 13 miles west of the site. Based on the distance from active faults and the requirements of the most recent edition of the California Uniform Building Code, design parameters of the Structural Engineers Association of California,

as well as the County engineering standards, which the project would adhere to, impacts from strong seismic shaking would be less than significant.

2.4.2.3 *Seismic Related Ground Failures Including Liquefaction*

Thresholds for the Determination of Significance

A significant geology and soils impact would occur if the project would:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.

Analysis

Earthquake generated ground failure, including liquefaction, could impact the proposed project, since the site is located within seismically active southern California. Direct impacts would be less than significant due to the distance of known active fault zones. However, although the site is not located within an active fault zone, the presence of shallow groundwater combined with loose, sandy, alluvial deposits indicates conditions prone to liquefaction that could result in an indirect significant impact to people or structures (Impact GE-1).

2.4.2.4 *Landslides*

Thresholds for the Determination of Significance

A significant geology and soils impact would occur if the project would:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

Analysis

The project site is not located within a state or county defined landslide hazard zone (City of Santee 2003). In addition, due to the relatively flat nature of the project site, impacts from landslide hazards are anticipated to be less than significant.

2.4.2.5 *Soil Erosion/Unstable Soils*

Thresholds for the Determination of Significance

A significant geology and soils impact would occur if the project would:

- Result in substantial soil erosion or the loss of topsoil.
- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

Analysis

The potential for soil erosion could increase during construction activities, including grading and demolition, as a result of vehicles and heavy equipment exposing soil surfaces to wind or water. A Storm Water Pollution Prevention Plan (SWPPP) is required as part of the General Permit for Stormwater Discharges associated with Construction Activity (General Permit No. CAS00002) administered by the State Water Resources Control Board (SWRCB). A SWPPP will be developed for the proposed project prior to construction that identifies specific BMPs to minimize erosion and control sedimentation. Impacts would therefore be short-term in nature and would be less than significant due to the requirement to incorporate BMPs into the project design for construction.

Following construction, disturbed soils would be stabilized with vegetation and landscaping which would reduce the erosion potential to less than significant. For additional discussions on soil erosion and water quality, see *Section 2.6*.

The site is underlain by previously placed fill and alluvium which are typically unsuitable to support above-grade structures. Unstable and expansive soils could result in damage to facilities and therefore would be a significant direct impact (Impact GE-2).

2.4.2.6 *Unstable Soils Which Could Damage Septic Tanks or Alternative Waste Water Disposal Systems*

Thresholds for the Determination of Significance

A significant geology and soils impact would occur if the project would:

- Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Analysis

The project does not propose the use of septic tanks or alternative waste water disposal systems. All onsite wastewater would be conveyed to PDMWD's system, as described in *Section 1.0*, and analyzed in *Section 3.1.7* of this EIR. Therefore, no impacts would occur.

2.4.2.7 Mineral Resources

Thresholds for the Determination of Significance

The project would have a significant mineral resources impact if the project would:

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Analysis

The entire 45-acre project site contains mineral resources classified as MRZ-2 by the State of California. According to the DOC, the MRZ-2 classification means that significant mineral deposits are present or that there is a high likelihood for their presence (DOC 1996). With implementation of the project, these resources could be permanently eliminated from potential future mineral resources extraction.

While the site has been categorized as containing MRZ-2 resources, the project site and surrounding area is urbanized or urbanizing, and mining activities do not occur in the immediate vicinity, and have not occurred in the recent past. Existing land uses along with the 2006-approved City of Santee Town Center Specific Plan Amendment generally preclude mining or mineral recovery in the project area. In addition, the City's General Plan land use designation for the site includes urban uses which preclude mineral extraction production. Due to existing land use regulations and existing and proposed land uses, the availability of mineral resources in this area have been lost. Therefore, the project would not result in impacts due to the loss of a known mineral (in this case sand, rock and gravel), and impacts to mineral resources would not be a significant loss of value to the region and residents of the state.

2.4.2.8 *Paleontological Resources*

Thresholds for the Determination of Significance

The project would have a significant paleontological resources impact if the project would:

- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Analysis

Based on the presence of geologic formations with proven paleontologic resources (i.e. known fossil occurrences), grading associated with the proposed project could potentially impact the following fossiliferous formations: (1) Older Alluvium; and (2) paleochannel deposit.

Because of the moderate sensitivity rating of the older alluvial deposits occurring over most of the site, any grading activities into deep solid rock could result in significant impacts to paleontological resources. The paleochannel deposit has a high sensitivity rating, but occurs only at depths of 27 to 35 feet below ground surface across the project site (Geocon 2004). Grading or excavation activities would not penetrate deep enough to encounter the paleochannel deposit, since grading and excavation would not penetrate lower than 4 feet below the surface. Therefore, the project would not result in significant impacts to paleontological resources. No unique geological features exist on the relatively flat project site, and the underlying rock formations are widespread. Therefore, no significant impacts to unique geological features would result.

2.4.3 **Cumulative Impact Analysis**

Potential cumulative geologic impacts (considering all proposed and in-progress development in the project area) consist of substantial alteration of the topography, or triggering or acceleration of erosion or slope failures. Seismic impacts (ground shaking or ground failure) are not cumulative. Geotechnical conditions are localized and generally unique to each site. Approved projects and those under review are subject to soils and stability analysis and cannot be constructed unless each project is determined to be geotechnically feasible. The cumulative impact area for geotechnical resources is the San Diego River Valley within the Santee area. The river's position as an incised canyon associated with the confluence of the coastal plain and Peninsular Mountain Ranges of southwestern California and Baja California provides an appropriate, definable geologic study area within which to analyze potential cumulative impacts. All projects within this cumulative impact study area are conditioned through the site plan review and development process to either avoid construction on dangerous geotechnical

formations or incorporate design treatments to avoid potential cumulative geotechnical hazards from impacting other projects. Therefore, adverse cumulative geotechnical conditions resulting from cumulative projects do not exist, and cumulative impacts are less than significant.

Table 2.4-1 summarizes the geology and soils impacts of cumulative projects that are applicable to the proposed project. Additional details for each of these projects are provided in *Table 1-3* and each project is depicted on *Figure 1-8*. Construction of the proposed project would result in potential impacts related to unstable soils and liquefaction, however, the impacts are fully mitigated. The project is not located adjacent to other cumulatively considerable projects, related to geotechnical conditions; therefore, cumulative impacts related to localized site stability would not occur. With regard to seismicity, the projects and any future development could expose additional property and people to earthquake hazards. However, this impact would be mitigated by compliance with Uniform Building Code seismic requirements on a project-by-project basis. Development throughout the County of San Diego and within the City of Santee would not impact the plate tectonic conditions of the area. Mitigation measures for potential construction-related impacts caused by the proposed project would minimize the project level effects to a less than significant level and would reduce potential cumulative effects of these impacts to a level that would be less than significant by ensuring that construction complies with applicable building regulations.

Mineral resources associated with rock and soil extraction operations are located outside of the project site and primarily along the San Diego River. Development of the project would render 45 acres of mineral resources classified as MRZ-2 within the project site inaccessible to mining and recovery. However, because existing land use restrictions preclude the ability to extract mineral resources, development of cumulative projects would not result in the loss of availability of a known mineral resource. Although the resources are present, they are not currently available, and are not likely to become available for extraction. Therefore, the cumulative impact on mineral resource extraction resulting from cumulative projects is less than significant in light of other regulatory constraints to extraction. The project site also contains mineral resources that are precluded from extractive use by regulatory restrictions. Therefore, the project's impacts incremental contribution is not cumulatively considerable.

According to CEQA, the importance of paleontological resources comes from the research value and the information that they contain. Therefore, the issue that must be explored in a cumulative analysis is the cumulative loss of information resulting from impacts to paleontological resources. The potential for paleontological resources is determined based on the presence of geologic formations with proven paleontological resources (i.e. known fossil occurrences). For sites considered less than significant, the paleontological resources are either not impacted or are preserved through recordation. As discussed in *Section 2.4.2.8*, the proposed project would not

result in any impacts to known paleontological resources, although in order to reduce potentially significant impacts from occurring to sensitive resources discovered during construction, mitigation measures have been included to reduce any potential impacts to a less than significant level. Therefore, the project's lack of impacts means it would not contribute to the cumulative loss of paleontological resources. No cumulatively significant paleontological resources impacts would result from the implementation of the proposed project.

2.4.4 Significance of Impacts Prior to Mitigation

Construction of the proposed project could result in potential significant indirect geology and soils impacts related to liquefaction effects, since the presence of shallow groundwater combined with loose, sandy alluvial deposits occurs onsite (Impact GE-1). Construction would also result in direct effects from unstable soils that could result in damage to LCDF facilities (Impact GE-2). All other impacts related to geology and soils and mineral resources would be less than significant.

2.4.5 Mitigation Measures

Impact GE-1: Induced Ground Failures Including Liquefaction

M-GE-1 Prior to grading, the County shall ensure that the proposed project's grading plans demonstrate compliance with remediation recommendations in the June 28, 2004 Geotechnical Investigation for the Town Center Specific Plan prepared by Geocon (2004), including but not limited to:

- a) Previously placed fill and alluvium within areas of planned new grading or improvements shall be removed and recompact.
- b) To provide uniform bearing conditions for support of planned buildings and improvements, the upper 5 feet of Younger and Older Alluvium shall be removed and recompact.
- c) Finish-grade elevations for building pads shall be designed so that at least 10 feet of properly compacted fill exists above the groundwater to provide a sufficient thickness of non-liquefiable soil.
- d) Prior to placing new fill, the base of overexcavations shall be scarified to a depth of at least 12 inches, heavily moisture conditioned, and compacted. This should result in densification of the upper 2 to 3 feet of existing soil at the base of the excavation. Fill soils may then be placed and compacted in layers to the design finish-grade elevations. The layers shall be no thicker than will allow for adequate bonding and compaction. All fill (including scarified ground surfaces and wall and utility trench backfill) shall be compacted to at least 90 percent of

maximum dry density at near-optimum moisture content or slightly above as determined by ASTM D1557-02.

Impact GE-2: Unstable Soils

M-GE-2 Implementation of M-GE-1 described above would reduce impacts due to unstable soils to below a level of significance.

2.4.6 Conclusion

Significant Indirect Impact GE-1 and Significant Direct Impact GE-2: Implementation of mitigation measures M-GE-1a through M-GE-1d would reduce significant indirect liquefaction impacts (Impact GE-1) to less than significant because previously placed fill and alluvium within areas of planned new grading or improvements would be removed and recompact. Similarly, mitigation measure M-GE-1 would also reduce Impact GE-2 because previously placed fill and alluvium would be removed and recompact, thereby reducing unstable soils impacts to less than significant. Therefore, all potential geological impacts would be reduced to less than significant through the implementation of the mitigation measures listed above and adherence with the recommendations of the Geotechnical Investigation Reports prepared by Geocon (2004).

**Table 2.4-1
Geologic and Paleontological Resources Cumulative Projects**

Project No. (from Table 1-3)	Project Name	Status	Project-Level Impacts
5	Villages at Fanita	Approved by City Council on 12/5/07	Exposure to landslides, erosion, soil instability, expansive soils (all mitigated to less than significant).
8	Sky Ranch	Project approved and under construction	Geology: Significant effects related to strong seismic ground shaking, seismic-related ground failure, including liquefaction, and exposure of people or structures to substantial adverse effects related to expansive soils (all mitigated to less than significant). Significant paleontology impacts would be mitigated to less than significant.
17	Santee Town Center Specific Plan Amendment	Approved January 2006	Potential risks associated with compaction, liquefaction, and settlement (all mitigated to less than significant).
19	Lakeside Downs	Draft EIR in process	Potentially significant

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2.5 Hazards and Hazardous Materials

This section presents a discussion of impacts to the public from potential hazards and hazardous materials. A search of available environmental records was conducted by Environmental Data Resources (EDR), Inc. (see *Appendix F*). The database search identified facilities within a one mile study area of the proposed project that are known to have environmental concerns or are listed as a facility with permits to generate, handle, store or dispose of hazardous materials.

Hazardous materials and wastes are defined and regulated in the United States by federal, state, and local regulations, including those administered by the U.S. Environmental Protection Agency (USEPA), the U.S. Occupational Safety and Health Administration (OSHA), and the U.S. Department of Transportation. In California, Environmental Protection Agency (Cal EPA) and several regional and local agencies, including the County Department of Environmental Health, have developed regulations and guidelines for the management of hazardous materials and waste, for the purpose of protecting public health and the environment. Hazardous materials have certain chemical, physical or infectious properties that cause them to be hazardous. Hazardous wastes are defined in the Code of Federal Regulations, Title 40, Part 20 and also in the California Code of Regulations (CCR), Title 22, Section 66261.3.

Federal

The Federal Toxic Substances Control Act (1976) and the Resource Conservation and Recovery Act of 1976 (RCRA) established a program administered by USEPA to regulate the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act (HSWA), which affirmed and extended the “cradle to grave” system of regulating hazardous wastes.

CERCLA, commonly known as Superfund, was enacted by Congress on December 11, 1980. CERCLA established requirements concerning closed and abandoned hazardous waste sites; provided for liability of persons responsible for releases of hazardous waste at these sites; and established a trust fund to provide for clean up when no responsible party could be identified. CERCLA also enabled the revision of the National Contingency Plan (NCP). The NCP provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants or contaminants. The NCP also established the National Priorities List (NPL) which is a list of contaminated sites warranting further investigation by the USEPA. CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA) on October 17, 1986.

State

The California Hazardous Waste Control Law (HWCL) is administered by the Cal EPA to regulate hazardous wastes. While the HWCL is generally more stringent than the federal RCRA, until the USEPA approves the California program, both the state and federal laws apply in California. The HWCL lists 791 chemicals and about 300 common materials that may be hazardous; establishes criteria for identifying, packaging and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal and transportation; and identifies some wastes that cannot be disposed of in landfills.

The CCR, Title 22, Section 66261.10 provides the following definition for hazardous waste:

...a waste that exhibits the characteristics may: (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed or otherwise managed.

According to CCR Title 22, substances having a characteristic of toxicity, ignitability, corrosivity, or reactivity are considered hazardous waste. Hazardous wastes are hazardous substances that no longer have a practical use, such as material that has been abandoned, discarded, spilled, or contaminated or is being stored prior to proper disposal.

Toxic substances may cause short-term or long-lasting health effects, ranging from temporary effects to permanent disability, or death. For example, toxic substances can cause eye or skin irritation, disorientation, headache, nausea, allergic reactions, acute poisoning, chronic illness, or other adverse health effects if human exposure exceeds certain levels (the level depends on the substance involved). Carcinogens (substances known to cause cancer) are a special class of toxic substances. Examples of toxic substances include most heavy metals, pesticides, and benzene (a carcinogenic component of gasoline). Ignitable substances (gasoline, hexane, and natural gas) are hazardous because of their flammable properties. Corrosive substances, including strong acids and bases such as sulfuric (battery) acid or lye are chemically active and can damage other materials or cause severe burns upon contact. Reactive substances may cause explosions or generate gases or fumes. Explosives, pressurized canisters, and pure sodium metal (which react violently with water) are examples of reactive materials.

Other types of hazardous materials include radioactive and biohazardous materials. Radioactive materials and wastes contain radioisotopes, which are atoms with unstable nuclei that emit ionizing radiation to increase their stability. Radioactive waste mixed with chemical hazardous

waste is referred to as “mixed wastes.” Biohazardous materials and wastes include anything derived from living organisms. They may be contaminated with disease-causing agents, such as bacteria or viruses.

Hazardous Material Worker Safety

The California Occupational Safety and Health Administration (Cal/OSHA) is the primary agency responsible for worker safety in the handling and use of chemicals in the work place. Cal/OSHA standards are generally more stringent than federal regulations. The employer is required to monitor worker exposure to listed hazardous substances and notify workers of exposure (8 CCR Chapter 3.2). The regulations specify requirements for employee training, availability of safety equipment, accident prevention programs, and hazardous substance exposure warnings.

2.5.1 Existing Conditions

2.5.1.1 Hazardous Materials/Contaminated Sites - Public Agency Records Search Review

The regulatory databases give a listing of sites, within a specified search distance of the proposed project site, which are known to be chemical handlers, hazardous waste generators, or polluters. The search distance varies for each of the databases. For this EIR, the search distance for each database search was extended by 0.25 miles to ensure that a more detailed list of sites was identified. Information in these listings includes the location of the database site relative to the proposed project site, sources of pollution, and the status of the site. The search performed for this assessment was conducted in January 2007 by EDR. The complete database search report is included in *Appendix F*. In addition, GeoTracker, an online database maintained by the RWQCB, was also reviewed for more information on some of the sites listed in the EDR report.

The existing LCDF, located at 9000 Cottonwood Avenue in Santee, was the address used for this search. This address was identified in six of the databases searched by EDR, meaning the existing LCDF is considered a generator of hazardous materials. Twenty-seven other locations were mapped within the search distances in the databases searched by EDR. In addition, due to inadequate address information, an additional twenty-nine locations were cited but were unmapped.

The following sections describe which databases were searched and the facilities that were identified in those databases:

U.S. Environmental Protection Agency (EPA) Federal Sources

Table 2.5-1 lists the federal databases that were searched and the corresponding search distance from the target address.

The radius search returned listings in three federal databases, the Comprehensive Environmental Response, Compensation, and Liability Information System-“No Further Remedial Action Planned” (CERCLIS-NFRAP), Resource Conservation and Recovery Act-Small Generators of Hazardous Waste (RCRA-SQG), and Formerly Used Defense Sites (FUDS) databases. The existing LCDF property was not located in any of the Federal databases searched. Eight of the listings from these three databases were located within 0.5 miles of the proposed project site. One was located within approximately 1.25 miles of the proposed project site.

Dave’s Auto, located at 10538 Mission Gorge Road, is less than 0.5 mile southeast of the existing LCDF. It is listed in the CERCLIS-NFRAP database for the presence of lead and cadmium-contaminated soil. It was placed on the list in July 2000. This site is not expected to impact the environmental conditions at the proposed project site because metals found in site soils were adequately remediated.

All of the sites listed on the RCRA-SQG database are located between 0.25 mile and 0.5 mile from the LCDF. The violation status for all of the sites was “No violations found”. Based on this information, these sites are not expected to impact the environmental conditions at the proposed project site.

Marine Parachute School, located approximately 1.25 miles south of the proposed project site, is listed in the FUDS database. Information provided for this listing indicates that the property is known or suspected to contain military munitions and explosives of concern. Considering its distance from the proposed project site, it is unlikely that this site has impacted the environmental conditions at the proposed project site.

State and Local Sources

Table 2.5-2 lists the state and local databases that were searched and the corresponding search distance from the target address. The radius search yielded listings in twelve state and local databases. The existing LCDF appeared on seven of these databases.

The existing LCDF is listed on the following databases: HAZNET, LUST, HIST UST, SWEEPS UST, UST, San Diego County HMMD, and CHMIRS databases. The HAZNET listing shows hazardous materials that were shipped off the property for recycling or disposal. There are two leaking underground storage tank (LUST) listings for this property. Both have the same case number, which indicates they are the same case. One is listed as open, the other closed as of April 2001. GeoTracker also showed a LUST listing by the same case number. The status was listed as closed (in April 2001). The other database listings contained information related to underground storage tanks (USTs) and inspections by the San Diego County DEH, which

revealed violations for poor housekeeping practices related to USTs, lack of proper record keeping, and improper storage of hazardous materials. Based on this information, the LUST listing and poor housekeeping practices could have impacted the environmental conditions on the proposed project site.

The City of Santee Fleet Maintenance Facility and the Fire Department are located at 8950 Cottonwood Avenue, which is approximately 0.25 miles west-southwest of the LCDF. The address is listed in five databases. These listings contained information related to hazardous waste disposal, USTs and inspections by the San Diego County DEH Inspections which revealed violations for poor housekeeping practices related to USTs, lack of proper record keeping, and improper storage of hazardous materials. The most recent violation was October 2004. Based on this information, it is unlikely that this site has impacted the environmental conditions at the project site.

Edgemoor Geriatric Hospital, located at 9065 Edgemoor Drive, is immediately east of the existing LCDF. It is listed in six databases. A HAZNET listing shows hazardous materials that were shipped off of the property for recycling or disposal. There are two LUST listings for this property. One is listed twice with case listings of open and closed (as of May 2001). The other listing has a status of closed (as of March 1992). GeoTracker has two listings for LUSTs. The status of both is closed. The other database listings contained information related to USTs and inspections by the San Diego County DEH. Inspections revealed violations for poor housekeeping practices related to medical waste, lack of proper record keeping, and improper storage of medical materials. Based on the information reviewed, it is possible that this site could have impacted the environmental conditions at the proposed project site.

Tuneup Masters, located at 10529 Mission Gorge Road, is approximately 0.35 miles southeast of the project site. This site is listed on four databases. A LUST was discovered in May 1988. Unleaded gasoline was released to the drinking water aquifer. The case is currently open according to the EDR report and GeoTracker. San Diego County Hazardous Materials Management Division (HMMD) inspection records revealed violations for poor housekeeping practices and lack of proper record keeping. Considering the distance from the project site, it is unlikely that this site has impacted the environmental conditions at the project site.

Chevron, located at 8888 N. Magnolia Avenue, is approximately 0.4 miles southeast of the LCDF project site. It is listed in seven databases. A LUST was found in July 1987. Gasoline was released to the drinking water aquifer. The case is currently open according to the EDR report and GeoTracker. Considering this site's distance from the project site, and the direction of groundwater flow towards the west based on topographic conditions, it is unlikely that this site has impacted the environmental conditions at the project site.

EDR Proprietary Historical Databases

Table 2.5-3, EDR Proprietary Historical Database Search, lists the databases that were searched and the corresponding search distance from the target address. There were no sites located within the search distances specified for these databases.

Unmapped Sites

Even though a site's address is known, "unmapped" sites can result from inadequate address information required for the federal, state and local databases. Thirty-two (32) sites were listed in the EDR report as unmapped sites. These sites were listed in the HAZNET, SWEEPS UST, HIST UST, LUST, Cortese, CLEANERS, CHMIRS, CA WDS, CDL, EMI and San Diego County HMMD databases. Twenty of the sites were listed in the HAZNET database, which records information from hazardous waste manifests, and is not indicative of a release of hazardous waste/material. Therefore, further investigation of these sites was not deemed necessary. Eight of the sites are located one mile or more from the project site. Due to the distance from the project site, further investigation of these sites was not deemed necessary. The remaining four sites are discussed below.

An unnamed site is listed at Chubb Lane at Cottonwood Avenue, which is approximately 0.3 miles north of the project site. This site is on the CDL database, which is a listing of drug laboratory locations.

Style Dry Cleaners is listed at 9640 Mission Gorge Road, which is approximately 0.75 mile west of the project site. This site is on the CLEANERS database. This database was a listing of drycleaner related facilities that have EPA identification numbers.

Burgeois Inc. is listed at Railroad Avenue, which is approximately 0.5 mile south of project site. This site is on the San Diego County HMMD database. The file is listed on the DEH website as inactive.

C&H Auto Body & Paint is listed at 10996 North Woodside Avenue, which is approximately 1 mile northeast of the project site. The site is listed on the EMI database. This database is a listing of toxics and criteria pollutant emissions data collected by the Air Resources Board and local air pollution agencies.

Based on the information reviewed, including the nature and distance of unmapped sites, it is unlikely that the unmapped sites have impacted the environmental conditions at the project site.

Review of Historical Aerial Photographs

Historical aerial photos from EDR were reviewed. The photographs provided background information needed to assess the possibility of historical activities that could present environmental concerns. Historical aerial photographs for the years 1953, 1963, 1974, 1989, 1994, and 2002 were reviewed (*Appendix F*).

The photographs indicate the following:

- In the 1953 photograph, much of the area associated with this project appears to be used for agriculture. Edgemoor Hospital occupies the eastern-central portion of the project area. The areas to the south and southeast are a mix of residential/commercial and agriculture. The areas to the east and west are occupied by agriculture. The area to the north appears to be mostly undeveloped.
- In the 1963 photograph, Edgemoor Hospital has been further expanded to the east. The areas to the north, south, and west of the hospital are undeveloped. Surrounding areas appear similar to those described in the 1953 photo, and there is more development to the south and southeast.
- In the 1974 photograph, the southwestern portion of the project site has been developed with the juvenile detention facility that preceded the establishment of LCDF at the existing location. The project site area to the south of the hospital appears to be in use for agriculture. Two large residential developments have been added to the east and southeast. There are small water bodies in the course of the San Diego River north of the project site. There is also a sandpit in use north of the project site.
- In the 1989 photograph, the northwestern portion of the project site has been developed. Residential development has increased to the north, east, and northeast. The area to the west and northwest appears undeveloped. Residential and commercial development to the south has also expanded.
- In the 1994 photograph, the project site is similar to the 1989 photograph. There are unimproved roads leading north from LCDF to the San Diego River. Vegetation has filled in around the banks of the San Diego River. Another residential development is north of the project site on the north side of the San Diego River.
- In the 2002 photograph, the project site is similar to the 1994 photograph. Residential and commercial development is starting to fill in the areas to the west and northwest.

The aerial photographs indicate that the project site was used for agricultural purposes. Typically agriculture is indicative of pesticide use. There is no other visible evidence (such as tanks, drums, or landfill activities) of use or disposal of hazardous substances on the subject property.

Review of Historical Topographic Maps

Historical topographic maps are another source that can be used to document the prior use of the property and surrounding area. Topographic maps from 1901, 1903, 1904, 1939, 1948, 1967, 1975 (1967 photorevised) and 1996 were reviewed (*Appendix F*).

The topographic maps indicate the following:

- In the 1901 topographic map, the San Diego River is depicted north of the site. There is a residence in the vicinity, and the railroad is depicted to the east. There is a roadway to the south, which may have intersected the project site.
- In the 1903 topographic map, a few roads have been added south of the project site. The railroad is depicted east of the site. There is also new residential/commercial development to the east and southeast.
- In the 1904 topographic map, the scale is double that of the 1903 map. Therefore, details of the project site are not apparent. There does not appear to be much change from the 1903 map.
- In the 1939 topographic map, the project site is labeled Edgemoor County Farm. There are buildings depicted in the area now occupied by the hospital. The areas immediately south and southeast have been populated with residential development. Further south more roads have been added, as well as residences. Fanita Ranch is depicted to the west of the subject property. The railroad is depicted to the east. The San Diego River is shown to the north.
- The 1948 topographic map is similar to the 1939 map. The project site is labeled as Edgemoor County Farm. Fanita Ranch is labeled to the west. The San Diego River is depicted to the north and the railroad to the east.
- In the 1967 topographic map, Edgemoor Hospital is depicted. Buildings are shown in the southwestern portion of the project site. Several sandpits are depicted north of the project site, along the San Diego River. The San Vicente Freeway is depicted to the east. There

are more residences in the vicinity, to the east and southeast. A fire station is depicted to the southwest. Carlton Hills School is depicted to the northwest and El Cajon Christian School to the southeast.

- In the 1975 topographic map, there are a few more buildings depicted on the southwestern portion of the project site. A mobile home park is depicted to the east. Residential and commercial development has expanded to the north and south.
- In the 1996 topographic map, the northwestern portion of the project site has been developed. Edgemoor Geriatric Hospital appears to have expanded. Residential/commercial development has expanded to the east and west.

The topographic maps indicate that the project site was used for agricultural purposes. Typically agriculture is indicative of pesticide use. As such, there could be residual onsite pesticides in the soil.

Site History

An environmental lien search was conducted pursuant to American Society for Testing and Materials (ASTM) Standard E 1527-05 in order to be covered under the All Appropriate Inquiries Rule for CERCLA liability. An environmental lien search was also requested (*Appendix F*). There were no environmental liens found on project site parcels.

2.5.1.2 Proximity to Schools

As shown in *Figure 3.1-8* in *Section 3.1.4*, the existing and proposed project site is located in an area containing mixed and residential use, including schools and community parks. The closest schools to the project site are Homestead School on Chubb Lane and Sunshine Daycare and Preschool at Magnolia and Park Avenues, both located approximately 700 feet from the proposed project.

2.5.1.3 Gillespie Field Airport Land Use Plan

Section 3.1.4 of this EIR analyzes the project's compatibility with the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). The project site is located approximately one mile from the airport.

2.5.1.4 *Fire Hazards*

The site is located in an urbanized area in the City of Santee and is not within or adjacent to a wildfire hazard area.

2.5.2 Analysis of Project Effects and Determination as to Significance

The identified significance thresholds for hazards and hazardous materials impacts are based on criteria provided in Appendix G of the CEQA Guidelines. A significant impact related to hazards and hazardous materials would result if the project would:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
3. Result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
4. Be located within an airport land use plan or, where such a plan has not been adopted, is located within two miles of a public airport, and would result in a safety hazard for people residing or working in the project area.
5. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas where residences are intermixed with wildlands.

2.5.2.1 *Hazardous Materials*

Thresholds for the Determination of Significance

The proposed project would have a significant hazards impact if it would do one or more of the following:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Analysis

Construction

Storage of hazardous substances at the existing LCDF and three Edgemoor buildings would be discontinued and removed prior to demolition. During the demolition and construction phase of the proposed project, gasoline, diesel fuel, lubricating oil, grease, solvents, caulking and paint would be used at the site, which are typical substances used for construction projects. In general, small amounts of these materials would be onsite at any one time. No acutely hazardous materials would be used on site during construction of the project. The materials handled would not pose a significant risk to offsite residents or workers. Unintended accidental spills of hazardous materials during construction activities could potentially cause soil or groundwater contamination, resulting in a significant hazard to the environment. This would result in a significant indirect impact (Impact HZ-1).

Twenty-eight mapped sites and 29 unmapped sites affiliated with hazardous or toxic substances and or waste were identified within 1.5 miles of the project site. As discussed in *Section 2.5.1.1*, with the exception of the existing LCDF and Edgemoor Geriatric Hospital, it does not appear that these sites have impacted environmental conditions within the project construction area, and therefore impacts due to movement of hazardous materials associated with these sites would be less than significant.

As discussed in *Section 2.5.1.1*, existing contaminants such as residual pesticides may occur on the proposed project site (including the existing LCDF and Edgemoor Geriatric Hospital sites). During demolition and construction, contaminants could be mobilized if contaminated soil is exposed to runoff that could transport hazardous substances outside the work area, which could cause a threat to the public and waters in the vicinity of the project. This could result in a significant indirect impact (Impact HZ-2). In addition, given their age, the existing LCDF and Edgemoor structures may contain hazardous materials such as asbestos and lead paint, and these substances could be released during demolition, also resulting in a significant indirect impact (Impact HZ-3).

Post-Construction/Operations

Federal, state and local regulations control the transportation, use, storage, generation and disposal of hazardous materials to minimize potential health and environmental hazards that could occur through accidental spills or leakage. Pursuant to Health and Safety Code Section 25504, an annual business plan, more commonly referred to as a Business Emergency Plan

(BEP) and Hazardous Materials Inventory, for the LCDF is prepared by the SDSD for submittal to the County of San Diego's DEH.

In addition to identifying hazardous substances, the BEP includes details that facilitate coordination and emergency planning with on- and offsite response officials and facilities in the event of an emergency.

The proposed LCDF would require continued use of hazardous materials currently used at the LCDF, such as medical supplies, industrial cleaning agents, petroleum fuels for machinery, and paints. As under existing conditions at the LCDF, the use, transport, and disposal of hazardous materials are conducted in compliance with all applicable federal, state, and local regulations. As discussed above, SDSD has adopted a comprehensive BEP, which discusses the equipment and training provided to its personnel to detect, respond to, mitigate, and abate hazards that could occur during an accidental release. If the BEP document is not updated to account for the additional hazardous materials that could be used, a significant indirect impact could result (Impact HZ-4).

2.5.2.2 Schools

Thresholds for the Determination of Significance

The project would have a significant hazards impact if it would:

- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Analysis

Two schools, Homestead School and Sunshine Daycare and Preschool are located approximately 700 feet from the proposed project boundary, which is less than one-quarter mile away. As analyzed in *Section 2.5.2.1* above, the project would result in significant hazardous materials impacts related to demolition, construction and operation of the LCDF project (Impacts HZ-1, HZ-2, HZ-3 and HZ-4). As such, the project has the potential to emit and/or handle hazardous materials within one-quarter mile of these schools, which would result in significant indirect impacts (Impact HZ-5).

2.5.2.3 *Airport Land Use Plan*

Thresholds for the Determination of Significance

The project is considered to have a significant hazards impact if it is:

- Located within an airport land use planning area, or where such a plan has not been adopted, is located within two miles of a public airport, and would result in a safety hazard for people residing or working in the project area.

Analysis

The project site is located approximately one mile from Gillespie Field. As fully analyzed in *Section 3.1.4*, while the project is located within the Airport Land Use Compatibility Plan (ALUCP) for Gillespie Field, it would not conflict with the goals and conditions set forth in the adopted ALUCP, and no land use conflicts would occur. As such, there is no evidence that the project would result in a safety hazard for people residing or working in the project area and impacts would be less than significant. Refer to *Section 3.1.4* of this EIR for additional analysis.

2.5.2.4 *Wildland Fires*

Thresholds for the Determination of Significance

The project would have a significant hazards impact if it:

- Would expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas where residences are intermixed with wildlands.

Analysis

The site is located in an urbanized area in the City and is not within or adjacent to a wildlands fire hazard area. Some of the surrounding vacant parcels are being currently developed for office/commercial and roadway uses by the City. Refer to *Section 2.3*, the biological resource analysis of this EIR, which identifies the types of vegetation that would be affected by the project. The project would be served by the existing fire station located directly to the south. The likelihood of the project's construction or operation to result in a wildland fire is therefore considered low, and impacts would be less than significant. Likewise, given the urbanized

nature of surrounding land uses, the project itself would not expose people or structures to a significant risk of loss involving wildfires.

2.5.3 Cumulative Impact Analysis

Table 2.5-4 summarizes the hazards impacts of cumulative projects that are applicable to the proposed project. The hazardous materials cumulative study area is the Santee Town Center Specific Plan Area, and adjacent areas in the unincorporated area. The Market Place at Santee, San Diego River Restoration, Sky Ranch Project, Edgemoor Skilled Nursing Facility, Edgemoor Facility Demolition, and Lakeside Downs projects were included in the study area for cumulative hazards impacts. This study area was chosen because these projects have the potential to contribute to a cumulative hazard impacts due to the transport and handling of hazardous materials that would occur during project construction and upon completion. It should be noted that the Final MEIR for the Santee Town Center Specific Plan found that impacts due to hazards and hazardous materials were not significant (City of Santee 2006a).

As discussed in *Section 2.4.1.1*, an environmental records study was conducted for the project study area that identified hazardous materials in the study area. However, as required by law, each existing hazard or environmental condition must be mitigated or a plan developed to safely protect the public from such hazard. Therefore, negative cumulative conditions related to hazardous materials do not currently exist and no significant cumulative impacts would result in the future. Construction of the project as well as other proposed projects in the study area could increase the potential and likelihood for exposure of people to hazardous materials or health risks associated with disturbance of hazardous materials. Each project's compliance with applicable laws and regulations identified in *Section 2.4.1.5* would ensure that the cumulative risk of adverse public health effects associated with the use, storage, and transport of hazardous materials would not be significant.

The site is located in an urbanized area and is not within or adjacent to a wildlands fire hazard area. Some of the surrounding vacant parcels are being currently developed for office/commercial and roadway uses by the City. The potential for fires resulting in the loss of life or property are generally unique to each site. A proposed project in a given area cannot be approved unless the project is determined to meet the fire codes and regulations for the fire authority having jurisdiction over the proposed project. Because the proposed project and cumulative projects would comply with the fire related regulations and incorporate fire protection features, the potential cumulative impact from fires would be less than significant.

2.5.4 Significance of Impacts Prior to Mitigation

Indirect hazardous materials impacts related to project construction (including demolition) and operation (Impacts HZ-1, HZ-2, HZ-3 and H-4) would be significant, as would potential indirect hazardous materials impacts to two vicinity schools (Impact HZ-5). All other hazards impacts would be less than significant.

2.5.5 Mitigation Measures

Impact HZ-1: Risk of Upset During Construction

M-HZ-1a Prior to construction (including demolition), all contractor and subcontractor project personnel shall receive training regarding the appropriate work practices necessary to comply with the applicable environmental laws and regulations, including, without limitation, hazardous materials spill prevention and response measures.

M-HZ-1b The construction contractor shall ensure that no hazardous materials shall be disposed of or released onto the ground, the underlying groundwater, or any surface water. Totally enclosed containment shall be provided for all trash. All potentially hazardous material construction waste shall be removed to a hazardous waste facility permitted or otherwise authorized to treat, store, or dispose of such materials.

M-HZ-1c A hazardous substance management, handling, storage, disposal, and emergency response plan shall be prepared and implemented by the construction contractor. The plan shall include measures that comply with all applicable laws and regulations to ensure that risks of release of materials through use, transport and disposal of the materials are reduced to the maximum extent practicable. The final plan shall be approved by the County Department of General Services.

M-HZ-1d The construction contractor shall ensure that hazardous materials spill kits are maintained onsite for small spills.

Impact HZ-2: Release of Hazardous Materials During Construction

M-HZ-2a If demolition of existing facilities, grading, construction, or operation of proposed facilities encounter hazardous waste and/or hazardous materials, the County shall ensure compliance with the State of California CCR Title 23 and Title 26 and health and safety regulations as enforced by the San Diego County DEH. Excavated soils appearing to be impacted by hazardous waste or materials shall be characterized,

managed and disposed of in accordance with the San Diego County DEH Site Assessment and Mitigation (SAM) manual. This determination can be made by a visual (i.e., stained soil) and/or odor assessment. The San Diego County DEH and RWQCB shall be contacted regarding provisions for possible reuse as backfill of soils impacted by hydrocarbons.

M-HZ-2b Due to the potential for residual pesticides to be in the soil on the project site, soil samples shall be collected on the proposed project site prior to construction. Samples shall be analyzed by a certified laboratory for organochlorine pesticides. The sampling program shall be conducted in accordance with the San Diego County SAM manual. If pesticides above permissible exposure limits for residential uses are detected from the site, a program shall be implemented to properly remediate affected soils in accordance with the County DEH's SAM manual standards.

M-HZ-2c Any septic systems and above ground storage tanks located onsite shall be removed and/or closed under permit and approval of County DEH prior to grading.

M-HZ-3a Prior to the start of demolition and/or construction, an asbestos survey shall be performed by the Department of Environmental Health (DEH), Occupational Health Program (OHP) for all onsite structures that will be disturbed by demolition activities in accordance with County of San Diego Administrative Manual Asbestos Policy 0050-01-9. The survey shall thoroughly inspect the building to be demolished, document the location and types of asbestos found, and shall determine whether any on-site abatement of asbestos containing materials is necessary. If asbestos is located during the survey an abatement work plan shall be prepared by County DEH in compliance with local, state, and federal regulations for any necessary removal of such materials. The work plan shall include specifications for the proper removal and disposal of asbestos. County DEH, OHP, or designee will provide project surveillance of the asbestos work activities to ensure that proper controls are implemented and to ensure compliance with the work plan requirements and abatement contractor specifications. Any necessary asbestos sampling and abatement shall be done by a Cal/OSHA certified asbestos consultant/contractor.

In addition, the Air Pollution Control District (APCD) and the California Occupational Safety and Health Administration (Cal/OSHA) have notification requirements pertaining to the disturbance of asbestos containing materials

(ACMs). When applicable, these notifications must be made prior to the activity as follows:

- a. 10-day notification to APCD for renovation/demolition activities (Note: These are 10 working days; asbestos activities can start on the 11th day. Working days means Monday through Friday and includes holidays that fall on any of the days Monday through Friday).
- b. 24-hour notification to Cal/OSHA.

M-HZ-3b Prior to the start of demolition, a lead based paint survey shall be performed by a Certified Lead Inspector/Assessor as defined in Title 17, CCR Section 35005 for all onsite structures that will be disturbed by demolition activities in accordance with local, state and federal regulations. The survey shall thoroughly inspect the building to be demolished, document the location and types of lead based paint found, and shall determine whether any on-site abatement of lead based paint is necessary. If lead based paint is located during the survey an abatement work plan shall be prepared by County DEH in compliance with local, state, and federal regulations for any necessary removal of such materials. The work plan shall include specifications for the proper removal and disposal of lead based paint. County DEH, OHP, or designee will provide project surveillance of the lead based paint work activities to ensure that proper controls are implemented and to ensure compliance with the work plan requirements and abatement contractor specifications.

Impact HZ-4: Release of Hazardous Materials Post-Construction and HZ-5: Impacts to Schools

The following mitigation measure would reduce operational impacts (Impacts HZ-4 and HZ-5) to below a level of significance:

M-HZ-4 & 5 Prior to opening Las Colinas, SDSD shall update its BEP to reflect transport, storage, use, and disposal of hazardous materials following construction of the proposed project. These updates shall include the use of chemicals currently used at the LCDF, as well as any new chemicals required to operate the new facility. The updated BEP shall be submitted to the San Diego County DEH. All chemicals would be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (CCR, Title 22, Division 4.5). Also, prior to construction, the State Department of Toxic Substances Control (DTSC) shall be contacted to determine if a DTSC permit is required.

2.5.6 Conclusion

Significant Indirect Impact HZ-1: Implementation of mitigation measures M-HZ-1a through M-HZ-1d would reduce significant indirect impacts to less than significant by requiring appropriate training and practices for construction contractors and subcontractors related to risk of upset during construction.

Significant Indirect Impacts HZ-2 and HZ-3: Implementation of mitigation measures M-HZ-2a through M-HZ-2c would ensure that impacts related to release of hazardous materials during demolition and/or construction would be reduced to less than significant by specifying protocol to follow if hazardous waste or hazardous materials are encountered. Also, soil samples would be submitted to DEH for review, and remediation implemented if necessary. Asbestos and lead based paint surveys required in mitigation measures M-HZ-3a and M-HZ-3b identify protocols for appropriately surveying and remediating these materials.

Significant Indirect Impact HZ-4 and Significant Indirect Impact HZ-5: Mitigation measures M-HZ-4 and M-HZ-5 require that SDSO update its BEP to account for hazardous materials that would be stored onsite. Coordination with the County DEH is also required to ensure that the BEP is prepared in compliance with applicable regulations. By implementing these measures, the proper equipment and training would be provided to SDSO personnel to detect, respond to, mitigate, and abate hazards that occur during an accidental release, and impacts would be reduced to less than significant levels.

**Table 2.5-1
Federal Database Search**

ACRONYM	DATABASE	SEARCH DISTANCE
NPL	National Priorities List (including proposed NPL sites)	1.25 miles
CORRACTS	Resource Conservation and Recovery Act (RCRA) Corrective Action	1.25 miles
PROPOSED NPL	Proposed National Priority List Sites	1.25 miles
CERCLIS NFRAP	CERCLIS No Further Remedial Action Planned	0.75 miles
RCRA TSD	Resource Conservation and Recovery Act Information	0.75 miles
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)	0.75 miles
TRIS	Toxic Release Inventory Database	0.25 miles
RCRA - SQG	RCRA registered small generators of hazardous waste	0.5 miles
RCRA - LQG	RCRA registered large generators of hazardous waste	0.5 miles
ERNS	Emergency Response Notification System of spills	0.25 miles
CONSENT	Superfund (CERCLA) Consent Decrees	1.25 miles
ROD	Record of Decision	1.25 miles
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report	0.25 miles
HMIRS	Hazardous Materials Information Reporting System	0.25 miles
MLTS	Material Licensing Tracking System	0.25 miles
MINES	Mines Master Index File	0.5 miles
NPL Recovery	Federal Superfund Liens	0.25 miles
PADS	PCB Activity Database System	0.25 miles
DOD	Department of Defense Sites	1.25 miles
US BROWNFIELDS	A Listing of Brownfields Sites	0.75 miles
RAATS	RCRA Administrative Action Tracking System	0.25 miles
TSCA	Toxic Substance Control Act	0.25 miles
Delisted NPL	National Priority List Deletions	1.25 miles
UMTRA	Uranium Mill Tailings Sites	0.75 miles
FUDS	Formerly Used Defense Sites	1.25 miles
SSTS	Section 7 Tracking Systems	0.25 miles
ODI	Open Dump Inventory	0.75 miles
FTTS	Federal Insecticide, Fungicide, & Rodenticide Act/TSCA Tracking System	0.25 miles
US INST CONTROLS	Sites with Institutional Controls	0.75 miles
US ENG CONTROLS	Sites with Engineering Controls	0.75 miles
ICIS	Integrated Compliance Information System	0.25 miles

**Table 2.5-2
State and Local Database Search**

ACRONYM	DATABASE	SEARCH DISTANCE
Hist Cal-Sites	Cal-EPA, Department Of Toxic Substances Control	1.25 miles
CA BOND	Bond Expenditure Plan	1.25 miles
SCH	Proposed And Existing School Sites Being Evaluated By DTSC	0.5 miles
TOXIC PITS	Toxic Pits Cleanup Facilities	1.25 miles
State Landfill	State Landfill	0.75 miles
CA WDS	Sites Issued Waste Discharge Requirements	0.25 miles
WMUDS/SWAT	Waste Management Unit Database/Solid Waste Assessment Test	0.75 miles
CORTESE	State Index Of Properties With Hazardous Waste	0.75 miles
SWRCY	Recycler Database	0.75 miles
LUST	Leaking Underground Storage Tank	0.75 miles
CA FID UST	Facility Inventory Database	0.5 miles
SLIC	Statewide Spills, Leaks, Investigations, and Cleanups Cases	0.75 miles
UST	Registered Underground Storage Tanks, Including Tanks On Indian Land And Historic USTs	0.5 miles
HIST UST	Historic Underground Storage Tanks	0.5 miles
AST	Registered Aboveground Storage Tanks	0.5 miles
SWEEPS UST	UST listing maintained by RWQCB in the 1980s	0.5 miles
CHMIRS	California Hazardous Material Incident Report System	0.25 miles
Notify 65	Proposition 65	1.25 miles
DEED RSTR	Department Of Health Services – Land Use And Air Assessment	0.75 miles
VCP	Brownfields Voluntary Cleanup Program	1.125 miles
CLEANERS	Dry Cleaner Facilities	0.75 miles
WIP	Well Investigation Program Case List	0.5 miles
CDL	Clandestine Drug Labs	0.25 miles
San Diego Co. HMMD	San Diego County Hazardous Material Management Division Database	0.25 miles
RESPONSE	State Response Sites	1.25 miles
HAZNET	Hazardous Waste Information System	0.25 miles
EMI	Emissions Inventory Data	0.25 miles
ENVIROSTOR	Envirostor Database	1.25 miles
INDIAN RESERV	Indian Reservations	1.25 miles
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land	0.75 miles
INDIAN UST	Underground Storage Tanks on Indian Land	0.5 miles

**Table 2.5-3
EDR Proprietary Historical Database Search**

ACRONYM	DATABASE	SEARCH DISTANCE
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.25 miles
EDR Historical Auto Stations	EDR Proprietary Historic Gas Stations	0.5 miles
EDR Historical Cleaners	EDR Proprietary Historic Dry Cleaners	0.5 miles

**Table 2.5-4
Hazards and Hazardous Materials Cumulative Projects**

Project No. (from Table 1-3)	Project Name	Status	Project-Level Hazards and Hazardous Materials Impacts
2	Market Place at Santee	MND prepared March 2007; Approved May 2007	Less than Significant
4	San Diego River Restoration, Edgemoor Property	Pending review; MND prepared October 2006	Less than Significant
8	Sky Ranch Development	Under construction	Transport of hazardous materials, release of materials into the environment, and wildland fires (all mitigated to less than significant).
18a	Edgemoor Skilled Nursing Facility Relocation Project	Project approved and under construction.	Less than Significant
18b	Edgemoor Facility Demolition	NOP issued in December 2007. EIR being prepared.	Potentially significant effects related to routine transport, storage, use, disposal of hazardous materials.
19	Lakeside Downs	Draft EIR in process	Potentially significant effects

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2.6 Hydrology and Water Quality

This section presents a discussion of surface water, drainage, flooding, water quality, and water resources in the project area. A Hydrology and Water Quality Technical Report was prepared in December 2007 to analyze potential impacts to water quality and estimate changes to drainage characteristics from construction and operation of the LCDF project. A complete copy of the report is included as *Appendix G*. As part of the technical report, peak flow rates for the conceptual design were calculated following the methods outlined in the San Diego County Hydrology Manual. Best Management Practices (BMPs) suggested in the technical report were based on the City's Standard Urban Storm Water Mitigation Plan (SUSMP), the Jurisdictional Urban Runoff Management Program (JURMP), and the San Diego River Watershed Urban Runoff Management Plan. The following baseline hydrologic conditions and impact analysis are based on the Hydrology and Water Quality Technical Report, the Santee Town Center Specific Plan Final MEIR (January 2006), and from maps, aerial photos, and other relevant documents from regional, county, and state water agencies.

Per the State CEQA Guidelines Section 15150(c) and as discussed in *Section 1.2.2*, this section of the EIR incorporates by reference the Santee Town Center Specific Plan Final MEIR (January 2006). This EIR section relies on the data presented in that MEIR related to existing drainage facilities in the project vicinity.

2.6.1 Existing Conditions

2.6.1.1 General Hydrology and Drainage

The proposed project is located within the City of Santee (City) in San Diego County. The City is located approximately 18 miles inland from the coast with a climate characterized as mild. Winters are mild and sometimes cool, springs can be rainy, and the summer and fall are hot and dry. The Santee area has relatively low rainfall. Annual precipitation averages about 13 inches, with over 70 percent of that falling between December and March. Average monthly temperatures range from a high of 89 degrees Fahrenheit (°F) in August to a low of 42 °F in December (SanGIS, accessed January 5, 2007).

The project site is located within the Santee Hydrologic Subarea of the Lower San Diego Hydrologic Area within the San Diego Hydrologic Unit. The San Diego Hydrologic Unit is one of 11 drainage areas designated in the 1994 San Diego RWQCB Water Quality Control Plan for the San Diego Basin Plan. The San Diego Basin encompasses approximately 3,900 square miles, including most of the County and portions of southwestern Riverside and Orange Counties. The San Diego Hydrologic Unit is a long, triangular-shaped area of approximately 440 square miles

that drains to the San Diego River, which begins near the community of Julian and extends to the Pacific Ocean. The San Diego Hydrologic Unit is comprised of the following four hydrologic areas; Lower San Diego, San Vicente, El Capitan and Boulder Creek Hydrologic Areas.

Runoff from the project site generally flows westward and northward and ultimately reaches the San Diego River through existing storm water conveyance systems. An improved drainage swale is located to the north of the existing LCDF that connects to the San Diego River. A graded channel is also located to the west of the existing detention facility running north-south that connects with the San Diego River. Existing drainage improvements in the project vicinity include storm drains and drainage pipes located in Mission Gorge Road, Town Center Parkway, Transit Way, Civic Center Drive, Cottonwood Avenue and Magnolia Avenue as discussed in the Santee Town Center Specific Plan Final MEIR (January 2006).

2.6.1.2 Regulatory Environment

Several local, state, and federal regulations govern discharges associated with construction and post-construction storm water runoff to protect water quality of receiving waters. The following is a summary of the regulatory framework that has been established to protect water resources.

Federal

Federal Clean Water Act. Increasing public awareness and concern for controlling water pollution led to enactment of the Federal Water Pollution Control Act of 1972. As amended in 1977, this law became commonly known as the Clean Water Act. The Act established guidelines for regulating discharges of pollutants into the waters of the United States. The Clean Water Act requires that states adopt water quality standards to protect public health, enhance the quality of water resources, and ensure implementation of the Act.

- **Section 401.** Section 401 of the Clean Water Act requires an applicant for a federal permit, such as the construction or operation of a facility that may result in the discharge of a pollutant, to obtain certification of those activities from the state in which the discharge originates. This process is known as the Water Quality Certification for the project. For projects in the County, the San Diego RWQCB (Region 9) issues Section 401 certifications.
- **Section 402.** Section 402 of the Clean Water Act established the National Pollution Discharge Elimination System (NPDES) to control water pollution by regulating point sources that discharge pollutants into waters of the United States. In the State of California, the Environmental Protection Agency (EPA) has authorized the State Water

Resource Control Board (SWRCB) to implement the NPDES program. In general, the SWRCB issues two baseline general permits: one for industrial discharges and one for construction activities. The Phase II Rule that became final on December 8, 1999, expanded the existing NPDES program to address storm water discharges from construction sites that disturb land equal to or greater than one acre.

- **Section 404.** Section 404 of the Clean Water Act established a permitting program to regulate the discharge of dredged or filled material into waters of the United States. The definition of waters of the United States includes wetlands adjacent to national waters. This permitting program is administered by the ACOE and is enforced by the EPA.
- **Section 303(d).** Under Section 303(d) of the Clean Water Act, the SWRCB is required to develop a list of water quality limited segments for jurisdictional waters of the United States. The waters on the list do not meet water quality standards, and therefore the RWQCB was required to establish priority rankings and develop action plans, referred to as total maximum daily loads, to improve water quality. The EPA approved the San Diego RWQCB's 303(d) list of water quality limited segments in July 2003. The list includes pollutants causing impairment to receiving waters or, in some cases, the condition leading to impairment.

State

Porter-Cologne Water Quality Control Act. The Porter-Cologne Act, Division 7 of the California Water Code, is the basic water quality control law for California. The goal of the Porter-Cologne Act is to create a regulatory program to protect water quality and beneficial uses of the state's waters. As such, the state and regional boards were established to implement and enforce the Clean Water Act and state-adopted water quality control plans.

The SWRCB is responsible for issuing storm-water permits in accordance with the NPDES program. For projects disturbing one or more acres of land, the applicant must file a Notice of Intent for coverage under the General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) and prepare a Storm Water Pollution Prevention Plan (SWPPP) that specifies BMPs to prevent pollutants from contacting storm water and procedures to control erosion and sedimentation.

The County is within the jurisdiction of the RWQCB (Region 9). Each RWQCB is responsible for water quality control planning within its region, often in the form of a Basin Plan. A major purpose of the Basin Plan is to define beneficial uses of surface water and groundwater. Beneficial uses are defined as "the uses of water necessary for the survival or well being of man,

plants, and wildlife. Examples include drinking, swimming, industrial and agricultural water supply and the support of fresh and saline aquatic habitats” (State of California, 1995). Water quality objectives seek to protect the most sensitive of the beneficial uses designated for a specific water body.

The RWQCB is also responsible for implementing the provisions of the General Permit, including reviewing SWPPPs and monitoring reports, conducting compliance inspections, and taking enforcement actions.

Local

Municipal Storm Water Permit. - The County and 20 other cities or jurisdictions in the region were issued a NPDES Municipal Storm Water Permit on January 24, 2007 by the San Diego RWQCB (Order No. R9-2007-0001). The recently issued permit renews Permit No. CAS0108758, which was first issued on July 16, 1990 (Order No. 90-42) and later renewed on February 21, 2001. The permit requires the development and implementation of Best Management Practices (BMPs) in development planning and construction of private and public development projects. Development projects are also required to include BMPs to reduce pollutant discharges from the project site in the permanent design. BMPs associated with the final design are described in the Model Standard Urban Storm Water Mitigation Plan (SUSMP). In addition, the County requires a Storm Water Management Plan (SWMP) to describe potential construction and post-construction pollutants and identify BMPs to protect water resources. The Low Impact Development Handbook, Stormwater Management Strategies (County of San Diego 2007) has been prepared to provide a comprehensive list of low impact development (LID) planning and stormwater management techniques to assist development in complying with the municipal permit.

2.6.1.3 Water Resources

Surface Water

The nearest surface water is the San Diego River located to the north of the project site. Beneficial uses have been identified for the San Diego River including municipal and domestic supply; agricultural supply; industrial services supply; contact recreation; non-contact recreation; warm freshwater habitat; wildlife habitat; preservation of biological habitats of special significance; estuarine habitat; rare, threatened or endangered species; marine habitat; and migration of aquatic organisms.

Groundwater

Groundwater is subsurface water that occurs within the void space of soils and geologic formations. Aquifers are groundwater-bearing formations sufficiently permeable to transmit and yield significant quantities of water. In the geotechnical investigations prepared for the Town Center Specific Plan, groundwater was encountered at depths of 6.5 feet below ground surface (bgs) near the San Diego River and 16 feet bgs near the Mission Gorge Road and Cottonwood Avenue intersection, just south of the existing LCDF (Geocon 2004). Groundwater occurring within the San Diego Hydrologic Unit has existing beneficial use designations for municipal and domestic supply and agricultural supply.

Water Quality

Water quality refers to the effect of natural and human activities on the composition of water. Water quality is expressed in terms of measurable physical and chemical qualities that can be degraded by urban runoff, illicit discharges, and planned water use. Urban runoff transported by municipal storm water conveyance systems is one of the principal causes of water quality problems in most urban areas. Storm water that accumulates on impervious surfaces, such as parking lots, rooftops, and streets, drains directly and indirectly to waters of the United States.

The site is located within the City's Municipal Separate Storm Sewer System (MS4). The City's storm water conveyance system is separate from the sanitary sewer system, and therefore does not receive any treatment prior to being discharged into streams, bays, and the ocean. The primary pollutants of concern in urban runoff are sediments, nutrients, heavy metals, organic compounds, trash and debris, oils, bacteria, and pesticides. Construction-related pollutants include sediment, concrete, paints and solvents, and hazardous materials associated with operation and maintenance of heavy equipment.

According to the California 2002 303(d) list published by the San Diego RWQCB, the San Diego River (lower) is an impaired water body. The pollutant stressors for the segment between the river mouth and approximately 12 miles upstream include fecal coliforms, low dissolved oxygen, phosphorus, and total dissolved solids.

2.6.1.4 Flooding

A 100-year flood event is a flood that has a one percent chance of being equaled or exceeded in any given year. The 100-year flood is the standard used by most federal and state agencies and the National Flood Insurance Program as the standard for floodplain management. The northern portion of the proposed project site is located within a FEMA 100-year flood zone, as shown on *Figure 2.6-1*. The City of Santee has in place a Flood Drainage Prevention Ordinance (Santee Municipal Code Section 15.52), which identifies a 100-year flood plain separately from the

FEMA-mapped flood plain for the San Diego River. The City's "special flood hazards inundated by 100-year flood" designation extends farther into the project site than the FEMA-mapped floodplain. As described in *Section 1.5.1*, a county project located in a city generally is not subject to regulation by the city, and the City's Municipal Code provisions related to flood hazards do not apply to the project. However, the City's flood hazard designation is used to evaluate the significance of physical environmental effects of the project, as noted in *Section 2.6.2*, pursuant to Appendix G of the State CEQA Guidelines.

2.6.1.5 Dam Inundation Areas

The City's General Plan 2020 includes areas within the City of Santee where inundation from a potential dam failure could occur. The inundation maps for the El Capitan Dam and San Vicente Dam were prepared in 1974 for the City of San Diego. The inundation map for the Chet Harritt (Lake Jennings) Dam was prepared in 1975 for the Helix Water District. The project site is located within the El Capitan Reservoir, Lake Jennings, and San Vicente Reservoir inundation areas, as described below.

El Capitan Dam: The El Capitan Dam is roughly ten miles upstream from the project site. The dam was constructed in 1935 by hydraulic fill methods, which includes rock-fill with a clay core. The dam has a storage capacity of 112,807 acre-feet of water at the spillway elevation of 750 feet ASML.

Chet Harritt Dam (Lake Jennings): The dam is an earth-fill dam located approximately three miles east of the project site. Lake Jennings, which is retained by the dam, has approximately 10,700 acre-feet of capacity. The dam was constructed in 1962 by modern methods aimed to reduce potential impacts from seismic damage.

San Vicente Dam: The San Vicente Dam consists of a concrete gravity structure located approximately 3.5 miles northeast of the project site. The dam was constructed in 1943 and has a capacity of 90,230 acre-feet of water. Studies completed in 1981 concluded the dam was capable of resisting seismic damage under the regional seismic regime. The San Diego County Water Authority is proposing to raise San Vicente Dam by 63 feet to provide room for additional water. Modeling done as part of the project's EIR estimated that the downstream dam break flood zone would not change significantly with the expanded reservoir. The addition of 63 feet may actually reduce the risk of dam failure as a result of the new dam structure, which would be attached to the downstream face of the existing dam.

2.6.1.6 Tsunamis and Seiches

A tsunami is a sea wave generated by submarine earthquakes, landslides, or volcanic activity, which displace a relatively large volume of water in a very short period of time. Seiches are

defined as oscillations in a semi-confined body of water due to seismic shaking. The proposed project site is located approximately 18 miles from the Pacific Ocean. There are no confined bodies of water in the vicinity of the site.

2.6.2 Analysis of Project Effects and Determination as to Significance

The identified significance thresholds for hydrology and water quality impacts are based on criteria provided in Appendix G of the State CEQA Guidelines. These thresholds are intended to ensure conformance with existing regulatory standards, as well as to protect public health and safety and private property from hydrology and water quality related hazards. A significant impact to hydrology and water quality would result if the project would:

1. Violate any water quality standards or waste discharge requirements.
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite.
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase rate or amount of surface runoff in a manner which would result in flooding on-or offsite.
5. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
6. Otherwise substantially degrade water quality.
7. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
8. Place within 100-year flood hazard area structures which would impede or redirect flood flows.
9. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.
10. Result in inundation by seiche, tsunami, or mudflow.

Relative to Threshold 7, the City of Santee's "special flood hazards inundated by 100-year flood" as designated in the Flood Drainage Prevention Ordinance (Santee Municipal Code Section 15.52), is included as an "other flood hazard delineation map".

2.6.2.1 Water Quality Standards

Thresholds for the Determination of Significance

A significant hydrology and water quality impact would occur if the project would:

- Violate any water quality standards or waste discharge requirements.
- Otherwise substantially degrade water quality.

Analysis

Construction and demolition activities could result in erosion leading to sediment-laden discharges to nearby water resources. Sediment transport to drainages and the nearby San Diego River to the north of the project area could result in degradation to water quality. Similarly, fuels, oils, lubricants, and other hazardous substances used during construction could be released and impact surface and groundwater. Following the completion of project construction, runoff from impervious surfaces could carry pollutants to the San Diego River through the City's MS4 storm drain facility. The City's SUSMP Manual identifies: oils, grease, pesticides, fertilizers, nutrients, heavy metals, organic compounds, oxygen demanding substances, bacteria, and trash as pollutants that could potentially be generated by implementation of the proposed project.

As described in *Section 2.6.1.3*, the Lower San Diego River is classified as a 303(d) listed water body for fecal coliforms, low dissolved oxygen, phosphorus, and total dissolved solids. Transport of nutrients (i.e., sediment, pesticides, fertilizers) during either the construction or post-construction phase of the project to the San Diego River could reduce dissolved oxygen, increase phosphorous concentrations, and increase total dissolved solids. The release of sediment and other deleterious substances from the project site can be controlled through the use of appropriately selected erosion and sediment control devices, as required by the regulations summarized in *Section 2.6.1.2*. Without proper management of sediment and pollutants, the project could violate water quality standards. However, project design features, as identified in *Section 1.2.1.6*, would reduce the potential for violations to water quality standards. These features include preparation of a SWPPP and identification of site-specific BMPs during and post construction, implementation schedule, and a monitoring program and reporting requirements. With these project design features in place, the project would not violate water quality standards or waste discharge requirements, or substantially degrade water quality, and impacts would be less than significant.

2.6.2.2 *Groundwater Disturbance and Water Quality Degradation*

Thresholds for the Determination of Significance

A significant hydrology and water quality impact would occur if the project would:

- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
- Otherwise substantially degrade water quality.

Analysis

The project would obtain its water from the PDMWD, which obtains water from imported water sources. The project would not use groundwater for any purposes.

Demolition of the existing LCDF and construction of the proposed project would reduce the amount of pervious surfaces by replacing land that is currently undeveloped with impervious surfaces such as roadways, sidewalks, and rooftops. These features would intercept rainfall and prevent localized groundwater recharge. Runoff from the project site would be directed to pervious surfaces to the extent possible, including grass lined swales where it would either permeate into the ground or be conveyed as storm water to existing storm water conveyance systems. While localized groundwater recharge rates within the project area could change from pre-construction conditions, regional groundwater depths and characteristics are expected to remain unchanged. The project would not directly affect groundwater volumes because groundwater would not be used as a water source. As such, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge, and impacts would be less than significant.

The potential for groundwater to become contaminated during demolition, construction or operation of the project is directly related to the misuse of hazardous materials, such as fuels and oils, that if released and not cleaned up, could migrate to the water table. Compliance with the General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) and the County's Municipal Storm Water Permit for handling and storage of hazardous substances would ensure that potential impacts to groundwater quality would be less than significant.

2.6.2.3 Existing or Planned Drainage System

Thresholds for the Determination of Significance

A significant hydrology and water quality impact would occur if the project would:

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite.
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.
- Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

Analysis

The proposed project would introduce impervious surfaces consisting of sidewalks, rooftops, asphalt driveways, and parking in an area that was previously partly permeable ground. Impervious surfaces, such as those mentioned above, intercept rainfall and convey flow that would otherwise naturally infiltrate into the soil. Within the existing 16-acre LCDF site limits, existing impervious surfaces would be replaced with a similar quantity and quality of impervious surfaces associated with the new facility. Therefore, there would be no net change in infiltration on the existing 16-acre portion of the project site. The net effect of the project on infiltration is associated with the 29-acre expansion area of the LCDF. Of the 29 acres, approximately 22.4 of those acres are currently undeveloped and therefore currently pervious, and of those 22.4 acres, approximately 14 acres of permeable surface would be made impervious, much of it with the hardscape described above.

Peak runoff rates from the project site would increase with implementation of the project by approximately 19 percent due to the increase in impervious surfaces when compared to pre-construction rates. *Table 2.6-1* provides a summary of runoff characteristics for the existing conditions and the conceptual design for the proposed project. Peak flow rates were estimated using the method outlined in the County of San Diego Hydrology Manual and the requirements of the Santee SUSMP (see *Appendix G* for additional data and calculations). With implementation of the project, drainage would continue to flow east to west through the site, and then northward. As such, existing onsite drainage patterns within the project limits would not be substantially altered by construction of the project, and would not result in substantial erosion or

siltation off-site. Therefore, onsite and offsite siltation and erosion impacts would be less than significant.

Also, since existing onsite drainage patterns would not be substantially altered by project implementation, and since the project incorporates site-specific BMPs as part of the project design (refer to *Section 1.2.1.6*), the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite. Onsite impacts would be less than significant.

Runoff from the project would flow into an existing adjacent unimproved channel on the west side of the project site at three primary discharge points. Based on the conceptual design and the estimated peak discharge rates shown in *Table 2.6-1*, the project would result in a 19.1 percent increase in peak discharge rates to the existing channel (Dudek 2007). Given this increase, the project would contribute runoff water which could result in flooding offsite and/or exceed the capacity of the existing storm water drainage system, and direct impacts would be potentially significant (Impact HY-1). The proposed project would not provide substantial additional sources of polluted runoff.

2.6.2.4 Encroachment into a Floodplain or Watercourse

Thresholds for the Determination of Significance

A significant hydrology and water quality impact would occur if the project would:

- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- Place within 100-year flood hazard area structures which would impede or redirect flood flows.
- Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.

Analysis

The project limits would encroach into the FEMA 100-year floodplain for the San Diego River along the north side of the site (refer to *Figure 2.6-1*). In addition, the project footprint would be partially located within the City of Santee's special flood hazards inundated by 100-year flood zone as identified in the City's Flood Drainage Prevention Ordinance. Based on review of the San Diego River Flood Study maps, the proposed project's northern parking lot would be

partially located within this special flood hazards zone. The City's Municipal Code provisions related to flood hazards do not apply to the project (see *Section 1.5.1*), however, the City's flood hazard designation is used to evaluate the significance of physical environmental effects of the project, as noted in *Section 2.6.2*, pursuant to Appendix G of the State CEQA Guidelines.

As described in *Sections 1.2.1.2 and 1.2.1.6*, future Riverview Parkway is planned to be constructed prior to construction of the LCDF, along the northern LCDF boundary. The northern section of the LCDF site would then be raised to match the grade of Riverview Parkway. The site grading necessary to match the future Riverview Parkway grade would occur within the FEMA and City flood zones. With fill and grading completed to match the future Riverview Parkway grade, the elevation of the LCDF site would be raised above the flood zones. Also, no LCDF structures would be located within a FEMA or City flood zone. Therefore, the project would not place housing or other structures within a 100-year flood hazard area, and would not place within 100-year flood hazard areas structures which would impede or redirect flood flows, and impacts would be less than significant.

The proposed project site is located downstream of San Vicente Reservoir, El Capitan Reservoir and Lake Jennings Reservoir within a dam inundation zone (City of Santee General Plan 2020, Safety Element, 2003). The safety of these dams is reviewed annually by the California Department of Water Resources, Division of Dam Safety.

In addition, the County of San Diego Office of Disaster Preparedness has prepared a report for the General Dam Evacuation Plan for the County. Dam evacuation plans are maintained by the County Office of Emergency Services (OES), and these plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions and event responses. OES defines detention facilities such as the LCDF as unique institutions. Unique institutions located or proposed in dam inundation zones could result in a significant loss of life in the event of a dam failure due to the size and nature of the uses and the difficulty with evacuating large concentrations of people. The inability to efficiently evacuate unique institutions could cause a significant loss of life. Consequently, projects that propose unique institutions in an area that would become considerably inundated in the event of dam failure would typically be identified as having a significant adverse environmental impact due to the large number of people whose lives would be at stake in the event of dam failure. Nevertheless, since the General Dam Evacuation Plan concludes that the risk of dam inundation would be low (San Diego County 2007), the project would not expose people or structures to flooding from a dam failure, and impacts would be less than significant.

2.6.2.5 *Seiche, Tsunami, Mudflow*

Thresholds for the Determination of Significance

A significant impact would occur if the project would result in inundation by seiche, tsunami, or mudflow.

Analysis

Due to the distance of the project from the Pacific Ocean, a tsunami would not likely affect the project area. Similarly, there are no confined waterbodies where seiches would be expected and the proposed project is not situated near any steep hillsides or soils subject to mudslides. Therefore, no impacts from tsunamis, seiches, or mudflows are anticipated.

2.6.3 **Cumulative Impact Analysis**

The cumulative impact study area for water quality and hydrology is the San Diego River floodplain and surrounding upland areas within the Santee area within approximately one mile of the project site. Because the project is located near the southern bank of the San Diego River, it is appropriate to consider other projects within the general river system within the Santee area for this cumulative impacts analysis. *Table 2.6-2* summarizes the hydrology and water quality impacts of cumulative projects that are applicable to the proposed project. The location of these projects is shown in *Figure 1-8*, and additional project details are provided in *Table 1-3*. Future and proposed construction projects close to the proposed project could result in cumulative impacts to hydrology and water quality, including the buildout phases of the City's Town Center Specific Plan Amendment area, Villages at Fanita, Sky Ranch, Edgemoor Facility Demolition and Lakeside Down projects. Urbanization and the associated increase in impervious surfaces associated with these projects could result in an increase in storm water runoff, decreased infiltration, and an increase in pollutant transport. Without effective control, these changes can in turn adversely affect water quality and drainage.

Individual projects are required to address individually generated construction and post-construction runoff in order to comply with the federal Clean Water Act and the State's Porter-Cologne Water Quality Control Act. The purpose of these laws is to prevent impacts to hydrology and water quality. Adherence to the regulations governed by jurisdictional agencies substantially reduces the cumulative impacts of multiple projects on water quality, including potential violations to water quality standards and waste discharge requirements. Therefore, due to individual project controls, cumulative impacts to water quality would be less than significant.

Also, each of the cumulative projects considered in this analysis will all be required to prepare a SWPPP per the NPDES under the National Clean Water Act. These SWPPPs will ensure that adequate BMPs are used for each of the projects to minimize water quality impacts. Given current regulations, each project would be constructed and managed in accordance with regional requirements which typically require acquisition of discharge permits and the use of BMPs to limit erosion, control sedimentation, and reduce pollutants in runoff.

Similar to the effects increased runoff can have to water quality, hydrological changes such as increased runoff rates and volumes can overwhelm existing storm water conveyance systems with an increase in impervious surfaces. With mitigation, the proposed project would not result in an increase in flows, hence would not contribute to the potential for cumulative flooding or impacts to storm water drainage systems. If left unmitigated, contribution to regional water quality degradation and increased runoff would be a significant indirect cumulative impact (Impact HY-2).

Since the proposed project would not use groundwater as a water source, it would not contribute to a cumulative condition related to depletion of groundwater supplies; impacts would be less than significant.

Lastly, the project would not result in a project-level effect related to placing housing or structures within a flood hazard area. Projects within flood hazard areas, including those related to the Santee Town Center Specific Plan Amendment, would be required to mitigate for potential flood hazard effects on a project by project basis, and the LCDF project would not contribute to a cumulative condition related to flooding. Flood hazard impacts would therefore be less than significant.

2.6.4 Significance of Impacts Prior to Mitigation

Significant direct impacts could occur to existing storm water conveyance systems from increases in impervious surfaces and the associated increases in runoff rates and volumes (Impact HY-1). Also, increased runoff from the site, if left unmitigated, would contribute to localized and regional surface flows which would be considered cumulatively significant (Impact HY-2).

2.6.5 Mitigation Measures

The following mitigation measures would reduce potentially significant water quality and hydrology impacts (Impacts HY-1 and HY-2) to a less than significant level:

Recent LID requirements require that projects not increase stormwater runoff rates and duration as a result of development. Therefore, the projected 19.1 percent increase in runoff rate from the site will require mitigation to achieve no net increase in flow quantities and rates discharged from the site, as indicated in M-HY-1 below.

M-HY-1 The County shall implement Low Impact Development Integrated Management Practices (LID IMPs) to reduce stormwater runoff rates and duration. The LID IMPs shall provide at least a 19.1 percent reduction in stormwater runoff rates to achieve no net increase in flow quantities and rates discharged from the project site. This shall be accomplished by strategic placement of LID IMPs uniformly throughout the project site to mimic the natural flow regime and capture any net increase in runoff through

increased infiltration. The following specific LID IMPs shall be considered in the project's final design to meet the 19.1 percent reduction in stormwater runoff:

- Vegetated roof systems
- Infiltration trench/islands/beds
- Vegetated or rock swales/filter strips
- Rain water harvesting (cisterns/rain barrels)
- Bioretention
- Permeable pavement and materials

In addition, to reduce cumulative impacts to existing and planned drainage systems (Impact HY-2), the following measure shall be implemented:

M-HY-2 The City of Santee has established drainage fees, which are typically collected upon issuance of a building permit for projects within City limits. While the County is not required to obtain a building permit from the City, the County shall pay a fee based on City's development impact fee worksheet. The County shall pay the fee before the start of construction.

2.6.6 Conclusion

Significant Direct Water Quality Impact HY-1: Mitigation measure M-HY-1 would ensure that runoff from the project site does not exceed the capacity of existing storm water conveyance systems. Mitigation measure M-HY-1 would reduce runoff by LID IMPs to achieve a net zero discharge in stormwater runoff rates and quantities. These measures would reduce significant direct and cumulative impacts to hydrology and water quality to a level that would be less than significant.

Significant Indirect Water Quality Impact HY-2: Mitigation measure M-HY-2 would ensure that applicable drainage impact fees are paid by the project proponent to offset contributions to the regional drainage system. This measure would help offset City costs of maintaining City drainage facilities, and would reduce the project's incremental contribution to the cumulative impacts to hydrology and water quality to a level that would be less than significant.

**Table 2.6-1
Peak Flow Summary**

Storm Event	Existing Peak Rate of Discharge (cfs) ¹	Proposed Peak Rate of Discharge (cfs) ²	Change in Peak Rate of Discharge (cfs)	Percent Change ³
2-Year	39.56	47.89	8.33	19.1
10-Year	59.52	72.05	12.53	19.1
100-Year	101.45	122.81	21.36	19.1

1) See *Appendix G, Hydrology and Water Quality Technical Report*, Appendix A (storm water runoff flow calculations) for additional data.

2) Proposed peak runoff rates are based on conceptual project design.

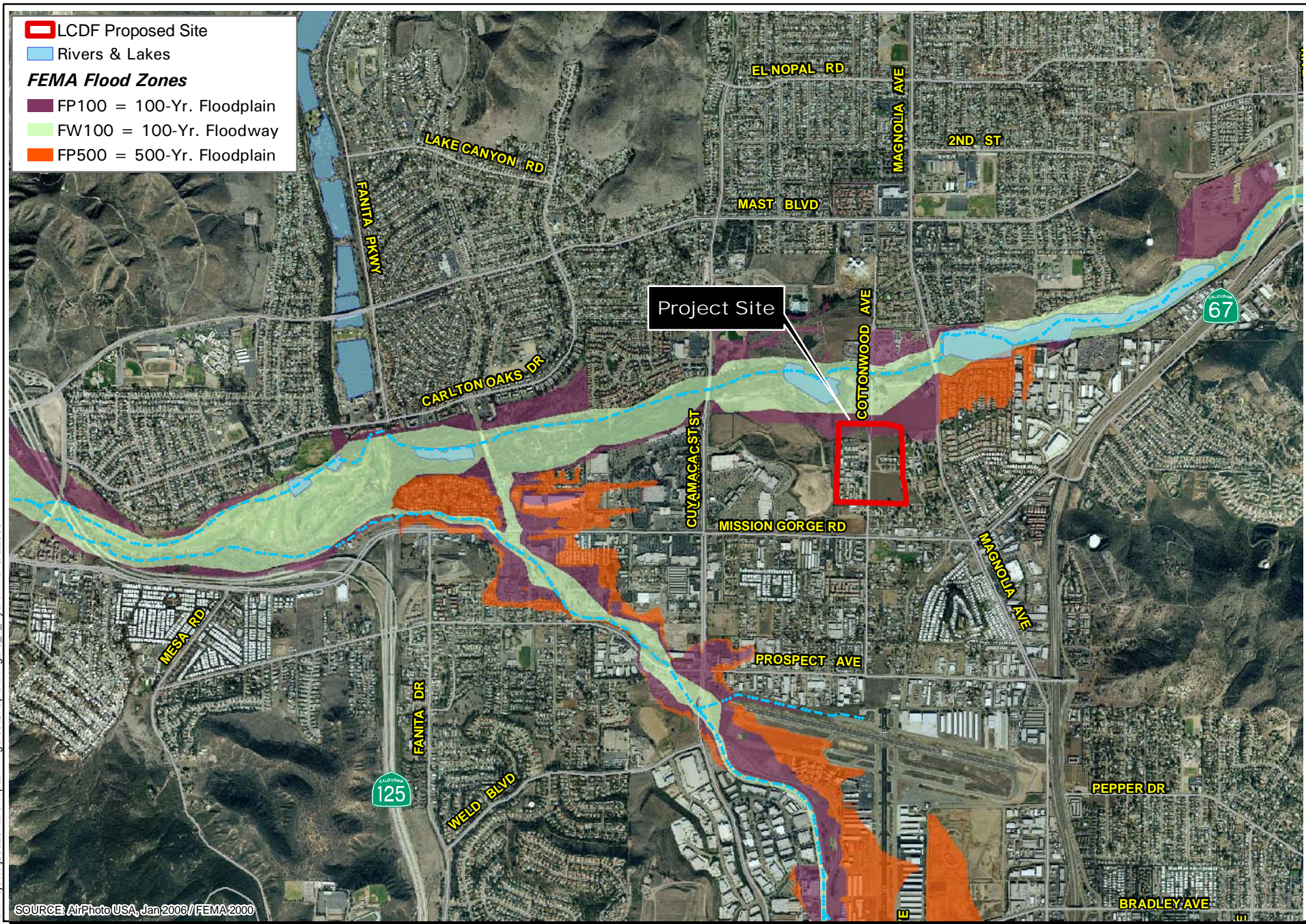
3) Percent change equals the proposed rate minus the existing rate, divided by the average of the proposed and existing rates (example $47.89 - 39.56 / (47.89 + 39.56) / 2$)

**Table 2.6-2
Hydrology and Water Quality Cumulative Projects**

Project No. (from Table 1-3)	Project Name	Status	Project-Level Impacts
4	San Diego River Restoration, Edgemoor Property	Pending review; MND prepared October 2006	Less than Significant
5	Villages at Fanita	Approved by City Council on 12/5/07	Potential impacts on water quality standards, mud flows (mitigated to less than significant).
7	Riverwalk Subdivision	Under construction	Less than Significant
8	Sky Ranch	Project approved and under construction	Impacts to water quality, drainage, runoff (all mitigated to less than significant).
13	Hollywood Theater	Continued indefinitely- project is not active; however, files have not been closed	Less than Significant
17	Santee Town Center Specific Plan Amendment	Approved January 2006	Potential water quality impacts (mitigated to less than significant)
18a	Edgemoor Skilled Nursing Facility Relocation Project	Project approved and under construction.	Less than Significant
18b	Edgemoor Facility Demolition Project	Draft EIR is being prepared; NOP issued on 12/4/07.	Potential erosion impacts (anticipated to be mitigated to less than significant)
19	Lakeside Downs Subdivision	Draft EIR in process	Potentially significant

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0 3,000 Feet

Las Colinas Detention Facility EIR
Vicinity Surface Waters

FIGURE
2.6-1

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